RESOLUTION NO. 2019-16

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA APPROVING REAL PROPERTY TAX DEDUCTIONS IN WHITESTOWN ERA #2 UNDER INDIANA CODE 6-1.1-12.1

BROWNING/DUKE, LLC

WHEREAS, the Town Council of the Town of Whitestown, Indiana (respectively, the "Town Council" and the "Town"), pursuant to Indiana Code 6-1.1-12.1, as amended (the "Act"), and Resolution Nos. 2006-01 and 2006-03, declared an area which is a part of the Northeast Quarter of Section 26, Township 18 North, Range 1 East, commonly known as the Allpoints at Anson development, as an economic revitalization area and designated such area as the Whitestown ERA #2 (the "ERA #2"); and

WHEREAS, pursuant to Resolution No. 2009-26 of the Town, the term of ERA #2 was extended an additional ten (10) years with a termination date of January 1, 2020; and

WHEREAS, the Town Council has been advised by Browning/Duke, LLC (the "Applicant") of six (6) separate proposed real property revitalization expansion programs on sites within the ERA #2 and, in connection therewith, has filed with the Town six (6) separate applications for deductions under Indiana Code 6-1.1-12.1, including for each application the Statement of Benefits Form SB-1/ Real Property, each as attached hereto as Exhibit A and incorporated herein by reference (collectively, the "Abatement Applications"), for the projects as described in the Abatement Applications consisting of (i) the construction of a spec warehouse/distribution/office building in the approximate size of 252,000 square feet with parking (the "Building 6 Project") to be located at 4237-4251 Anson Boulevard in the Town (the "Building 6 Site"), (ii) the construction of a spec warehouse/distribution/office building in the approximate size of 461,700 square feet with parking (the "Building 8B Project") to be located at 4255 S 500 E/4124 AllPoints Drive in the Town (the "Building 8B Site"), (iii) the construction of a spec warehouse/distribution/office building in the approximate size of 655,500 square feet with parking (the "Building 10 Project") to be located at 4350 S 575 E in the Town (the "Building 10 Site"), (iv) the construction of a spec warehouse/distribution/office building in the approximate size of 598,500 square feet with parking (the "Building 11 Project") to be located at 4502 S 575 E in the Town (the "Building 11 Site"), (v) the construction of a spec warehouse/distribution/office building in the approximate size of 120,000 square feet with parking (the "Building 13 Project") to be located at 5400 E 450 S in the Town (the "Building 13 Site") and (vi) the construction of a spec warehouse/distribution/office building in the approximate size of 75,000 square feet with parking (the "Building 18 Project", together with the Building 6 Project, the Building 8B Project, the Building 10 Project, the Building 11 Project and the Building 13 Project, the "Projects") to be located at 4751 E 450 S in the Town (the "Building 18 Site", together with the Building 6 Site, the Building 8B Site, the Building 10 Site, the Building 11 Site and the Building 13 Site, the "Sites"); and

WHEREAS, the Applicant anticipates increases in the assessed value of its real property by reason of each of its Projects, and has requested property tax abatement with respect to such anticipated increases for each of its Projects; and

WHEREAS, the Sites are located in an allocation area, as such term is defined in Indiana Code 36-7-14-39, established by the Board of Commissioners of Boone County, Indiana (the "Board of Commissioners") and the Board of Commissioners have adopted, or are expected to adopt, a resolution approving the Abatement Applications; and

WHEREAS, on June 3, 2019, the Town of Whitestown Redevelopment Commission adopted its resolution approving the Abatement Applications;

WHEREAS, the Town Council has reviewed the information brought to its attention and hereby determines that it is in the best interest of the Town to approve a traditional ten (10) year real property tax deduction for each of the Projects, pursuant to the Act and subject to the condition with respect to each Project that construction commence within three (3) years of the date of adoption of this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA, as follows:

- 1. The Clerk-Treasurer is hereby authorized to make all filings necessary or desirable, to publish all notices required by the Act, and to take all other necessary actions to carry out the purposes and intent of this Resolution and the deductions approved hereunder.
- 2. The Town Council hereby makes the following affirmative findings in regards to each of the Abatement Applications:
 - a. the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature;
 - b. the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;
 - c. the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;
 - d. the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation; and
 - e. the totality of benefits is sufficient to justify the deductions.
- 3. As an inducement for the Applicant to invest in each of the Sites, each of the Abatement Applications is hereby approved effective upon adoption of this Resolution and subject to the Applicant meeting the following conditions with respect to each Abatement Application:

- a. The Applicant shall annually file with the Town Council the required Form CF-1/RE demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in its Statements of Benefits (Form SB-1/Real Property) as presented to and approved by the Town Council:
- b. The Applicant shall provide the Town Council an annual update regarding the timing of the construction of the improvements on the Projects; and
- c. For each Project, the Applicant shall have commenced construction of the Project within three (3) years of the date of adoption of this ordinance (for this purpose, commencement of construction means at a minimum laying the foundation for the building).
- 4. The provisions of Indiana Code 6-1.1-12.1-12 are expressly incorporated into this Resolution.
- 5. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.
- 6. This Resolution shall take effect upon its adoption, and shall entitle the Applicant to deductions for real property taxes for each of the Projects as provided in Indiana Code 6-1.1-12.1-3 for a period of ten (10) years in accordance with the following abatement schedule:

Real Property Tax Abatement Schedule

	% of Assessed Value
<u>Year</u>	Exempt From Real Property Taxes
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

Consistent with Indiana law, the first year of abatement for real property taxes shall commence on the assessment date immediately following the completion of the improvements described in the Form SB-1/Real Estate included in each of the Abatement Applications attached hereto as $\underline{\text{Exhibit}}$ $\underline{\textbf{A}}$.

Passed and adopted by the Town Council of the Town of Whitestown, Indiana on this $12^{\rm th}$ day of June, 2019.

	TOWN COUNCIL OF
	TOWN OF WHITESTOWN, INDIANA
	Clinton Bohm, President
	Susan Austin, Vice-President
	Eric Miller, Council Member
	Enternment, Council Member
	Kevin Russell, Council Member
	Jeff Wishek, Council Member
ATTEST:	
Matt Sumner, Clerk-Treasurer	•

EXHIBIT A

Abatement Applications



TOWN OF WHITESTOWN, INDIANA

APPLICATION FOR REAL PROPERTY TAX ABATEMENT

Instructions and Procedures

Indiana state law requires that this application for real property tax abatement and statement of benefits form (SB-1/RP) be submitted to the Town of Whitestown, Indiana (the "Town") prior to the initiation of the project. Additionally, final approval of the application must be obtained from the Town before starting the construction of real property improvements for which tax abatement is being requested.

The completed application, including all attachments and forms, and fees should be submitted to:

Town of Whitestown

Attn: Mr. Dax Norton, Town Manager

6210 Veterans Drive

Whitestown, Indiana 46075

Office: (317)732-4530 Mobile: (317)495-5864 Fax: (317)769-6871

E-Mail: dnorton@whitestown.in.gov

Prior to submitting the attached application to the Town, all questions must be answered as completely as possible and must be signed on the Statement of Benefits Form (SB-1/RP) and the last page of the application. Incomplete or unsigned applications will not be accepted as official filings. All applicants are encouraged to discuss the proposed project and tax abatement request with the Town Manager and the Presidents of the Whitestown Redevelopment Commission and Whitestown Town Council prior to filing their application.

Fees

A \$2,000 non-refundable application fee is required when making an application for real property tax abatement and is payable to the "Town of Whitestown" within 7 days of the approval of the application (the "Application Fee"). In addition, if the

applicant is submitting an application for a real property tax abatement that does not conform with the traditional tax abatement schedule (a "Modified Abatement Schedule"), the applicant may be required to pay an additional fee (the "Modified Abatement Application Fee"). The amount of the Modified Abatement Application Fee will be determined by the Town in its sole discretion based upon all of the facts and circumstances (including the proposed Modified Abatement Schedule). Payment of the Modified Abatement Application Fee shall be made within 14 days of notification in writing by Whitestown to the Applicant of the amount of such Modified Abatement Application Fee.

All companies requesting real property tax abatement will be required to execute a Memorandum of Understanding with the Town prior to consideration of the tax abatement request, the form of which memorandum is included with this application.

Any requests for additional information or questions should be directed to the following:

Town of Whitestown Attn: Mr. Dax Norton, Town Manager 6210 Veterans Drive Whitestown, Indiana 46075

Office: (317)732-4530 Mobile: (317)495-5864 Fax: (317)769-6871

E-Mail: dnorton@whitestown.in.gov

Town of Whitestown, Indiana Real Property Tax Abatement Application Project Questionnaire

1. Name of the company for which personal property tax abatement is being requested: Browning/Duke LLC
2. State the name, title, address, telephone number and e-mail address of a company representative who may be contacted concerning this application:
Name and Title:Mark Hosfeld, Vice President, Industrial Leasing & Development
Address:600 E. 96th Street, Suite 100, Indianapolis, IN 46240
Telephone: 317-808-6847
E-Mail Address:mark.hosfeld@dukerealty.com
3. State the name, title, address, telephone number and e-mail address of a company representative responsible for filing the required annual compliance forms (Form CF-1) which will be used by the Town to determine if your company is compliant with the terms of the abatement application, including Form SB-1, and whether the abatement will continue or be terminated (the contact should be made aware of the compliance form's importance).
Name and Title:Megan Basore, Senior Property Manager
Address:600 E. 96th Street, Suite 100, Indianapolis, IN 46240
Telephone: 317-808-6815
E-Mail Address:megan.basore@dukerealty.com
4. Location of property for which personal property tax abatement is being sought:
a) Street Address: The parcel accessed from CR 500 South which is commonly known as AllPoints at Anson Site 6. Per Property Record Card, the address is 4237-4251 Anson Boulevard, Whitestown, IN 46075.
b) Tax Parcel Number(s):018-12521-00
Attach a legal description and area map of the proposed project location.
5. What is the amount of the most recent assessment attributable to (this information is available on the most recent property tax form) the real property at the project location:
The second secon

of the	Has this project or tax abatement request been discussed with either the President Whitestown Redevelopment Commission, the Whitestown Town Manager or the ent of the Whitestown Town Council?X_ Yes No
	Does your company currently conduct manufacturing operations, research and pment, distribution and/or information technology research at this location? If so, ong has your company been at this location? No
8. location	Does your business have other operations in Indiana? If so, please list the on of the other operations. No
9.	What is the size of the facility to be improved or constructed? 252,000 square feet
10.	On a separate page, briefly describe the nature of the business of your company.
11.	On a separate page, briefly describe the proposed real estate improvements to be acted by your company at the project location.
12. State s	Have the proposed real estate improvements been constructed (Please note that statute requires applicants to delay construction until after abatement has been d)?
	YesXNo
13.	What is the anticipated date for construction to begin?
14.	What is the anticipated date for project completion? Approximatley 9 months after construction commencement
15. change	If a facility is being improved, does the proposed improvement to the facility the function of the current facility? $_{\text{N/A}}$
	YesNo
a)	If yes, please describe the any new functions to be performed at the improved facility:
	· · · · · · · · · · · · · · · · · · ·

b)	What is the estimated value of the real property improvement for which real property tax abatement is being requested?			
16. which	Complete the follow tax abatement is being	ving profile of the Company that will occupy the property for ag requested:		
a)		full time permanent hourly employees by skill level (include e rate excluding benefits and overtime)		
	Skilled	Average hourly wage rate for skilled positions		
	Semi-skilled	Average hourly wage rate for semi-skilled positions		
	Clerical	Average hourly wage rate for clerical positions		
	Salaried	Average salary (per hour) for salaried positions		
	TOTAL NUMBER	OF EXISTING EMPLOYEES (permanent and full-time)		
b)	Number of current part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)			
	Skilled	Average hourly wage rate for skilled positions		
	Semi-skilled	Average hourly wage rate for semi-skilled positions		
	Clerical	Average hourly wage rate for clerical positions		
	21/2	OF EXISTING EMPLOYEES (part-time)		
c)	Approximate value of benefits for existing and new employees on a per hour basis (e.g. benefits are valued at an additional \$3.00 per hour, etc.) Uncertain as to the benefits as the project is a spec building.			
d)	Summary of benefit	s for existing and new employees.		
	Officertain as to the t	penefits as the project is a spec building.		
e)		full-time permanent hourly employees by skill level (include e rate excluding benefits and overtime)		
	Skilled 30	Average hourly wage rate for skilled positions\$20.00		
	Semi-skilled	Average hourly wage rate for semi-skilled positions		

	Clerical	Average hourly wage rate for clerical positions	
	Salaried	Average salary (per hour) for salaried positions	
	TOTAL NUMBER C	OF NEW EMPLOYEES (permanent and full-time)	
f)		art-time hourly employees by skill level (include average uding benefits and overtime)	
	Skilled	Average hourly wage rate for skilled positions	
	Semi-skilled	Average hourly wage rate for semi-skilled positions	
	Clerical	Average hourly wage rate for clerical positions	
	Salaried	Average salary (per hour) for salaried positions	
	TOTAL NUMBER O	OF NEW EMPLOYEES (part-time) ct is a spec building.	
g)) What is the total dollar amount to be spent on new salaries? estimate of \$1,560,000		
h)		when new employee positions are expected to be filled.	
		please give a detailed description of what the impact on your	

- 17. On a separate page, please give a detailed description of what the impact on your business will be if the proposed real property improvement is not constructed (e.g. loss of jobs, contract cancellations, loss of production, change in location, etc.).
- 18. What is the term of the tax abatement requested (maximum 10 years). 10 years.
- 19. Attach a schedule of the proposed tax abatement percentages in each year (note, if the proposed tax abatement schedule is other than a traditional tax abatement schedule the Town may impose additional fees for consideration).

Example (note this is a traditional 10 year abatement schedule)

	% of Assessed Value
<u>Year</u>	Exempt From Real Property Taxes
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%

8		20%
9		10%
10)	5%

be a		applete the following schedule concerning the propand include on a separate page the worksheets slow:	1 1 1
[.	Projec	cted Current Conditions Without Abatement	
	Δ (Surrent Annual Real Property Taxes	\$879.00

	Α.	Current Annual Real Property Taxes:	\$879.00	
	В.	Projected 10-Year Total:	\$8,790.00	
II.	Pro	jected Conditions With Abatement		
	A.	Projected 10-Year Real Property Taxes:	\$1,422,636	
	В.	Projected 10-Year Abatement:	\$1,159,764	
III.		Projected Total (Assumes Abatement Granted)		
	A. B.	Total Amount Abated: Total Taxes to be Paid:		

Note: Attach Worksheets

- 21. Which approvals or permits will be required for the project?
 - (a) zoning change (e) variance
 (b) annexation (f) special exception
 (c) plat approval \underline{X} (g) building permit \underline{X} (d) development plan (h) other
- 22. Will additional public infrastructure/facilities be required? If so, please explain in detail costs/funding source and schedule for construction.

It is anticipated that any additional public infrastructure required for this building will be funded by the Anson North TIF which is developer guaranteed.

- 23. For the proposed project, is the applicant requesting other incentives from the Town (e.g., tax increment financing, economic development revenue bond financing)? If so, please explain. The property is located in a developer-guaranteed TIF district.
- 24. Please describe any community involvement/contributions the applicant has provided in the past and/or expects to provide in the future.

 Please	e see attach	ed.		

- 25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Yes, numerous sub-contractors and labor from the local area
- 26. Has the applicant previously been approved for economic development incentives from the Town (e.g., tax abatement, tax increment financing, economic development revenue bond financing)? If so, please explain and include information with respect to applicant's compliance with project representations made to the Town at the time the incentives were approved.

Yes - Building 17 (Polymer Technology Systems), Building 20 (Facility Concepts), Building 7B (Brooks), and Building 15 (Daimler Trucks) among others have received Tax Abatement and are located in a developer-guaranteed TIF area.

- 27. Is the applicant current on all of its payment obligations to the Town and the County (e.g., property taxes, utility (gas, water, sewer, electric) fees (such as capacity fees, monthly services charges), guaranties on any debt obligations, etc.)? Yes.
- 28. Does the proposed project take advantage of any "green" technology to reduce adverse environmental impact? If so, please explain.

Yes - the project will follow new energy code and use sustainable materials.

CHECKLIST OF ATTACHMENTS:

Application Fee (\$2,000)
Completed Memorandum of Understanding
Completed Form SB-1/RP
 Legal Description of Project Site
Area Map of Project Site
 Description of Business at Site
Description of Improvements to Site
 Description of Impact on Business if Improvements not Constructed
Schedule of Annual Tax Abatement %
 Worksheets for Abatement Calculation

I hereby certify that the information and representations on and included with this application for Real Property Tax Abatement are true and complete.

I understand that if this request for property tax abatement is granted that I will be required to annually provide information to the Town with respect to compliance with the project description, job creation and retention figures (and associated salaries), investment, and other information contained in this application, including the Form SB-1/RP. I also acknowledge that failure to provide such information may result in a loss of tax abatement deductions.

	Signature of Owner or Authorized Representative
	Title
	Date
STATE OF	SS:
	d Notary Public, this day of,
2019, personally appeared the foregoing application for real p	and acknowledged the execution of property tax abatement for the Town of Whitestown, ave hereunto subscribed my name and affixed my
	Notary Public
	, Notary Public Residing in County,
My commission expires:	

Town of Whitestown, Indiana

Real Property Tax Abatement Application Supplemental

AllPoints at Anson Buildings 6, 8B, 10, 11, 13 and 18

10. Browning/Duke is a joint venture between Browning Investments and Duke Realty. Both Browning and Duke are full-service real estate development firms headquartered in metro Indianapolis for over 40 years. Browning/Duke has developed twelve buildings in Whitestown over the past twelve years. These buildings provide employment for thousands of people in the pharmaceutical, manufacturing, and distribution industries. Four of these buildings serve as corporate headquarters.

11. The proposed real estate improvements are:

- Site 6 is an approximately 252,000 square foot building
- Site 8B is an approximately 461,700 square foot building
- Site 10 is an approximately 655,500 square foot building
- Site 11 is an approximately 598,500 square foot building
- Site 13 is an approximately 120,000 square foot building
- Site 18 is an approximately 75,000 square foot building

Each building will have car and truck parking areas. The façade of the buildings will be primarily precast concrete panels with glass at the office areas, per the Anson PUD. The office configuration and size will vary and be constructed to suit the occupants. Each site contains a paved multi-use trail that connects to the Whitestown Legacy Corridor and Big 4 Trail and public park system.

- 17. If abatement is not granted then the buildings will not be constructed and therefore no new jobs or assessed value will be generated.
- 24. Browning and Duke each financially support multiple nonprofit and civic organizations in Whitestown and Boone County including the Whitestown Fire Department, Whitestown Police Department, Boone County Economic Development Corporation, and Boone County Humane Society. In 2017 and 2018, Duke employees volunteered with Habitat for Humanity of Boone County on the construction of a home in the Whitestown.

STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4) ☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

State Form 51767 (R5 / 12-13)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

		roperty

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per C 6-1.1-12.1-5.1.

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires
 information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be
 submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- 3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is malled to the property owner if it was mailed after April 10. A property owner who falled to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- 4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

Tomano m bilect. 10 b	-1.1-12.1-17									
SECTION 1 Name of taxpayer		TAXPAYER II	VFORMAT	ION						
Browning/Duke LLC	•									
	end street, city, state, and ZIP coo	la)								
' ' '	et, Indianapolis, IN 4624	•								
Name of contact person	n, moidhapona, na 4024		Telephone n	umber		E-mail addres	<u></u>			
Megan Basore		į.	•	808-6815			asore@dukerealty.co			
SECTION 2	76	ATION AND DESCRIPTI				meyan.b	asore@dukereally.co/			
Name of designating body		ALION AND OCCURING	VIL RUINE AL	OF CSED FROS		Resolution nu	mber			
Town Council of Wh	itestown									
Location of property Site	y 6		County			DLGF taxing o	district number			
4237-4251 Anson Be	oulevard Parcel # 01	8-12521-00	Boone			06-018				
Description of real property in	provements, redevelopment, or r	ehabilitation (use additional s		essary)		Estimated star	t date (month, day, year)			
+/- 252,000 square too	ot warehouse/distribution/d	office facility with parking	ng			09/01/20	19			
						Estimated con	pletion date (month, day, year)			
						12/31/20	23			
SECTION 3	ESTIMATE OF EN	IPLOYEES AND SALAR	IES AS RI	ESULT OF PROP	OSED PRO	DJECT				
Current number	Salaries	Number retained	Salaries		Number add	itional	Salaries			
					30.00		\$1,560,000.00			
SECTION 4	ESTIM	ATED TOTAL COST AND	VALUE C	F PROPOSED F	ROJECT					
				REAL	ESTATE II	MPROVEME	NTS			
				COST		AS	SESSED VALUE			
Current values	****					36,400.00				
Plus estimated values of	······································						9,450,000.00			
Less values of any prop										
	pon completion of project				Territorio de la companio	9,486,400.00				
SECTION 5	WASTE GO	NVERTED AND OTHER	BENEFITS	S PROMISED BY	THE TAXP	AYER				
Estimated solid waste of	converted (pounds)		Estimate	d hazardous was	ite converte	d (pounds)				
Other benefits	WWW.A. & & & &									
1										
					Koant dawaide Riji					
SECTION 6		TAXPAYER CE	RTIFICATI	ON						
	he representations in this	statement are true.								
Signature of authorized repres	sentative					Date signed (n	nonth, day, year)			
Printed name of authorized re	presentative			Title						
Megan Basore			Senior Property Manager							

FOR USE OF THE DESIGNATING BODY													
	nd that the applicant meets th r IC 6-1.1-12.1, provides for th			oted or to be ado	pted by this body. Said	resolution, passed or to be passed							
A.	The designated area has be expires is			d	calendar years* (see b	elow). The date this designation							
В.	B. The type of deduction that is allowed in the designated area is limited to: 1. Redevelopment or rehabilitation of real estate improvements Yes No 2. Residentially distressed areas Yes No												
С	C. The amount of the deduction applicable is limited to \$												
D	D. Other limitations or conditions (specify)												
E	. Number of years allowed:	Year 1 Year 6	☐ Year 2 ☐ Year 7	☐ Year 3 ☐ Year 8	☐ Year 4 ☐ Year 9	Year 5 (* see below) Year 10							
F. For a statement of benefits approved after June 30, 2013, dld this designating body adopt an abatement schedule per IC 6-1.1-12.1-177 Yes No If yes, attach a copy of the abatement schedule to this form. If no, the designating body is required to establish an abatement schedule before the deduction can be determined. We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have													
l	mined that the totality of bene d (<i>signature and title of authorized</i>	***************************************		scnoed adove. Telephone numbe	oogogaaning sanasininininininininininininininininini	Date signed (month, day, year)							
Applove	a fadilities and the or application	, momor or avagram		()	,								
Printed r	name of authorized member of de	signating body		Name of designating body									
Attested	by (signature and title of attester)		<u></u>	Printed name of attester									
* If the	ne designating body limits the ayer is entitled to receive a de	time period during duction to a numb	which an area is an ec er of years that is less t	onomic revitalizat han the number o	lion area, that limitation of years designated und	daes not limit the length of time a er IC 6-1.1-12.1-17.							
taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17. A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4-1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.) B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)													
body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.) IC 6-1.1-12.1-17 Abatement schedules Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors: (1) The total amount of the texpayer's investment in real and personal property. (2) The number of new full-time equivalent jobs created. (3) The average wage of the new employees compared to the state minimum wage. (4) The infrastructure requirements for the taxpayer's investment. (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years. (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.													



TOWN OF WHITESTOWN, INDIANA

APPLICATION FOR REAL PROPERTY TAX ABATEMENT

Instructions and Procedures

Indiana state law requires that this application for real property tax abatement and statement of benefits form (SB-1/RP) be submitted to the Town of Whitestown, Indiana (the "Town") prior to the initiation of the project. Additionally, final approval of the application must be obtained from the Town before starting the construction of real property improvements for which tax abatement is being requested.

The completed application, including all attachments and forms, and fees should be submitted to:

Town of Whitestown

Attn: Mr. Dax Norton, Town Manager

6210 Veterans Drive

Whitestown, Indiana 46075

Office: (317)732-4530 Mobile: (317)495-5864 Fax: (317)769-6871

E-Mail: dnorton@whitestown.in.gov

Prior to submitting the attached application to the Town, all questions must be answered as completely as possible and must be signed on the Statement of Benefits Form (SB-1/RP) and the last page of the application. Incomplete or unsigned applications will not be accepted as official filings. All applicants are encouraged to discuss the proposed project and tax abatement request with the Town Manager and the Presidents of the Whitestown Redevelopment Commission and Whitestown Town Council prior to filing their application.

Fees

A \$2,000 non-refundable application fee is required when making an application for real property tax abatement and is payable to the "Town of Whitestown" within 7 days of the approval of the application (the "Application Fee"). In addition, if the

applicant is submitting an application for a real property tax abatement that does not conform with the traditional tax abatement schedule (a "Modified Abatement Schedule"), the applicant may be required to pay an additional fee (the "Modified Abatement Application Fee"). The amount of the Modified Abatement Application Fee will be determined by the Town in its sole discretion based upon all of the facts and circumstances (including the proposed Modified Abatement Schedule). Payment of the Modified Abatement Application Fee shall be made within 14 days of notification in writing by Whitestown to the Applicant of the amount of such Modified Abatement Application Fee.

All companies requesting real property tax abatement will be required to execute a Memorandum of Understanding with the Town prior to consideration of the tax abatement request, the form of which memorandum is included with this application.

Any requests for additional information or questions should be directed to the following:

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E-Mail: dnorton@whitestown.in.gov

Town of Whitestown, Indiana Real Property Tax Abatement Application Project Questionnaire

1. Name of the company for which personal property tax abatement is being requested:Browning/Duke LLC									
2. State the name, title, address, telephone number and e-mail address of a company representative who may be contacted concerning this application:									
Name and Title: Mark Hosfeld, Vice President, Industrial Leasing & Development									
Address:600 E. 96th Street, Suite 100, Indianapolis, IN 46240									
Telephone: 317-808-6847									
E-Mail Address:mark.hosfeld@dukerealty.com									
3. State the name, title, address, telephone number and e-mail address of a company representative responsible for filing the required annual compliance forms (Form CF-1) which will be used by the Town to determine if your company is compliant with the terms of the abatement application, including Form SB-1, and whether the abatement will continue or be terminated (the contact should be made aware of the compliance form's importance).									
Name and Title: Megan Basore, Senior Property Manager									
Address:600 E. 96th Street, Suite 100, Indianapolis, IN 46240									
Telephone:317-808-6815									
E-Mail Address:megan.basore@dukerealty.com									
4. Location of property for which personal property tax abatement is being sought:									
a) Street Address: 4255 S 500 E/ 4124 AllPoints Drive, Whitestown, IN 46075									
b) Tax Parcel Number(s): 018-03580-00 for 118 acres, subject property will be split into a seperate parcel									
Attach a legal description and area map of the proposed project location.									
5. What is the amount of the most recent assessment attributable to (this information is available on the most recent property tax form) the real property at the project location:									
is a variable on the most recent property that remains property at the property									

	Has this project or tax abatement request been discussed with either the President Whitestown Redevelopment Commission, the Whitestown Town Manager or the lent of the Whitestown Town Council? X Yes No
	Does your company currently conduct manufacturing operations, research and opment, distribution and/or information technology research at this location? If so, ong has your company been at this location?
8. location	Does your business have other operations in Indiana? If so, please list the on of the other operationsNo
9.	What is the size of the facility to be improved or constructed?
10.	On a separate page, briefly describe the nature of the business of your company.
11.	On a separate page, briefly describe the proposed real estate improvements to be ructed by your company at the project location.
12. State grante	statute requires applicants to delay construction until after abatement has been
	YesXNo
13.	What is the anticipated date for construction to begin?
14.	What is the anticipated date for project completion?12/31/2023
15. chang	If a facility is being improved, does the proposed improvement to the facility te the function of the current facility? N/A
	YesNo
a)	If yes, please describe the any new functions to be performed at the improved facility:

What is the estimated value of the real property improvement for which real property tax abatement is being requested?											
Complete the follow tax abatement is being	ing profile of the Company that will occupy the property for grequested:										
	all time permanent hourly employees by skill level (include rate excluding benefits and overtime)										
Skilled	Average hourly wage rate for skilled positions										
Semi-skilled	_ Average hourly wage rate for semi-skilled positions										
Clerical	Average hourly wage rate for clerical positions										
Salaried	Average salary (per hour) for salaried positions										
TOTAL NUMBER (OF EXISTING EMPLOYEES (permanent and full-time)										
Number of current part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)											
Skilled	Average hourly wage rate for skilled positions										
Semi-skilled	_Average hourly wage rate for semi-skilled positions										
Clerical	Average hourly wage rate for clerical positions										
	OF EXISTING EMPLOYEES (part-time)										
(e.g. benefits are valu	of benefits for existing and new employees on a per hour basis ued at an additional \$3.00 per hour, etc.)										
Uncertain as to the be	enefits as the project is a spec building. If for existing and new employees.										
	enefits as the project is a spec building.										
	all-time permanent hourly employees by skill level (include rate excluding benefits and overtime)										
Skilled 50	Average hourly wage rate for skilled positions\$20.00										
Semi-skilled	verage hourly wage rate for semi-skilled positions										
	Complete the follow tax abatement is being Number of current fu average hourly wage Skilled Semi-skilled Salaried TOTAL NUMBER of N/A Number of current pathourly wage rate excessfilled Semi-skilled										

	Salaried	Average salary (per hour) for salaried positions								
TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time)										
f) Number of created part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)										
	Skilled	Average hourly wage rate for skilled positions								
	Semi-skilled	Average hourly wage rate for semi-skilled positions								
	Clerical	Average hourly wage rate for clerical positions								
	Salaried	Average salary (per hour) for salaried positions								
	TOTAL NUMBER C	OF NEW EMPLOYEES (part-time) ct is a spec building.								
g)	What is the total dollar	ar amount to be spent on new salaries?								
h)		when new employee positions are expected to be filled.								
ne		please give a detailed description of what the impact on your sed real property improvement is not constructed (e.g. loss of								

Clerical _____ Average hourly wage rate for clerical positions _____

- 17. jobs, contract cancellations, loss of production, change in location, etc.).
- What is the term of the tax abatement requested (maximum 10 years). __10 years. 18.
- Attach a schedule of the proposed tax abatement percentages in each year (note, if the proposed tax abatement schedule is other than a traditional tax abatement schedule the Town may impose additional fees for consideration).

Example (note this is a traditional 10 year abatement schedule)

	% of Assessed Value
<u>Year</u>	Exempt From Real Property Taxes
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%

8	20%
9	10%
10	5%

20. Complete the following schedule concerning the proposed real property taxes to be abated and include on a separate page the worksheets for calculating the figures provided below:

r	Dua:	acts of Commant Conditions Without Abstament										
ĺ.												
	A.	Current Annual Real Property Taxes:	\$519.42									
	B.	Projected 10-Year Total:	\$5,194.17									
II.	<u>Proj</u>	ected Conditions With Abatement										
	A.	Projected 10-Year Real Property Taxes:	\$2,580,959									
	B.	Projected 10-Year Abatement:	\$2,124,853									
III.		Projected Total (Assumes Abatement Granted)										
	A.	Total Amount Abated:										
	В.	Total Taxes to be Paid:	La constitution and a constitution of the cons									
Note	: At	tach Worksheets										
21.	W	hich approvals or permits will be required for the	project?									
	(a) zoning change (e) variance										
	(b) annexation (f) special ex										
	(c)	=										
	<u>X</u> (d) development plan (h) other										
22. detai	il cos It	Fill additional public infrastructure/facilities be rets/funding source and schedule for construction. is anticipated that any additional public infrastructure equired for this building will be funded by the Anson N	/facilities									
	n (e.	or the proposed project, is the applicant reques g., tax increment financing, economic developme explain The property is located in a developer-	ent revenue bond financing)? If									
24. prov		ease describe any community involvement/co in the past and/or expects to provide in the future Please see attached.										

- Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Yes, numerous sub-contractors and labor from the local area.
 Has the applicant previously been approved for economic development incentives from the Town (e.g., tax abatement, tax increment financing, economic development revenue bond financing)? If so, please explain and include information with respect to applicant's compliance with project representations made to the Town at the time the incentives were approved.
 Yes Building 20 (Facility Concepts), Building 7B (Brooks), and Building 15 (Daimler Trucks) among others have received Tax Abatement and are located in a developer-guaranteed TIF area.
- 27. Is the applicant current on all of its payment obligations to the Town and the County (e.g., property taxes, utility (gas, water, sewer, electric) fees (such as capacity fees, monthly services charges), guaranties on any debt obligations, etc.)? Yes.
- 28. Does the proposed project take advantage of any "green" technology to reduce adverse environmental impact? If so, please explain.

Yes - the project will follow new energy code and use sustainable materials.

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 Application Fee (\$2,000)
Completed Memorandum of Understanding
Completed Form SB-1/RP
Legal Description of Project Site
 Area Map of Project Site
 Description of Business at Site
Description of Improvements to Site
Description of Impact on Business if Improvements not Constructed
 Schedule of Annual Tax Abatement %
 Worksheets for Abatement Calculation

I hereby certify that the information and representations on and included with this application for Real Property Tax Abatement are true and complete.

I understand that if this request for property tax abatement is granted that I will be required to annually provide information to the Town with respect to compliance with the project description, job creation and retention figures (and associated salaries), investment, and other information contained in this application, including the Form SB-1/RP. I also acknowledge that failure to provide such information may result in a loss of tax abatement deductions.

		Signature of Owner or Authorized Representative
	:	Title
		Date
STATE OF)))	SS:
2019, personally appeared _ the foregoing application for	real pro	Notary Public, this day of, and acknowledged the execution of operty tax abatement for the Town of Whitestown, we hereunto subscribed my name and affixed my
		, Notary Public Residing in County,
My commission expires:		

Town of Whitestown, Indiana

Real Property Tax Abatement Application Supplemental

AllPoints at Anson Buildings 6, 8B, 10, 11, 13 and 18

10. Browning/Duke is a joint venture between Browning Investments and Duke Realty. Both Browning and Duke are full-service real estate development firms headquartered in metro Indianapolis for over 40 years. Browning/Duke has developed twelve buildings in Whitestown over the past twelve years. These buildings provide employment for thousands of people in the pharmaceutical, manufacturing, and distribution industries. Four of these buildings serve as corporate headquarters.

11. The proposed real estate improvements are:

- Site 6 is an approximately 252,000 square foot building
- Site 8B is an approximately 461,700 square foot building
- Site 10 is an approximately 655,500 square foot building
- Site 11 is an approximately 598,500 square foot building
- Site 13 is an approximately 120,000 square foot building
- Site 18 is an approximately 75,000 square foot building

Each building will have car and truck parking areas. The façade of the buildings will be primarily precast concrete panels with glass at the office areas, per the Anson PUD. The office configuration and size will vary and be constructed to suit the occupants. Each site contains a paved multi-use trail that connects to the Whitestown Legacy Corridor and Big 4 Trail and public park system.

- 17. If abatement is not granted then the buildings will not be constructed and therefore no new jobs or assessed value will be generated.
- 24. Browning and Duke each financially support multiple nonprofit and civic organizations in Whitestown and Boone County including the Whitestown Fire Department, Whitestown Police Department, Boone County Economic Development Corporation, and Boone County Humane Society. In 2017 and 2018, Duke employees volunteered with Habitat for Humanity of Boone County on the construction of a home in the Whitestown.

STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS State Form 51767 (R5 / 12-13)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box): Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
Residentially distressed area (IC 6-1.1-12.1-4.1)

20		PAY	20		-
ORM	SB-1	/ Re	al	Pro	perty

PRIVACY NOTICE

Any information concerning the cost of the property and specific satisfies paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS:

- 1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of
- the redevelopment or rehabilitation for which the person desires to claim a deduction.

 3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- 5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body

remains in ellect.	16 0-1, 1-12, 1-17					
SECTION 1		TAXPAY	ER INFORMATION			
Name of taxpayer						
Browning/Duke		1 20 1 20 2				
	mber and street, city, state, an	•				
	Street, Indianapolis, IN	N 46240			T=	
Name of contact person			Telephone number		E-mail addres	
Megan Basore			(317)808-68		megan.ba	asore@dukerealty.c <i>o</i>
SECTION 2		LOCATION AND DESCR	IPTION OF PROPOSE	D PROJECT		
Name of designating bo	-				Resolution nu	mber
Town Council of						
Location of property	site 8B		County		1	district number
4255 S 500 E/41	124 AllPoints Drive, W	<u>Vhitestown, IN 46075</u>	Boone	· · · · · · · · · · · · · · · · · · ·	06-018	
Description of real proper +/- 461 700 course	irty improvements, redevelopri o foot warehouse/distrit	nent, or rehabilitation (use addition) oution/office facility with p	onai sneets if necessary) parking = +/- 28 acres	of the current	1	rt date (month, day, year)
118.03 acre parce		ontoinomee recenty was p	draily - ir to dolos	or are carrein	06/01/202	
1 to.05 acre parce	/ 1.				1	npletion date (month, day, year)
****					12/31/20	23
SECTION 3		OF EMPLOYEES AND SA				
Current number	Salaries	Number retained	Salades	Number add	fitional	Salaries
				50.00		\$2,600,000.00
SECTION 4		ESTIMATED TOTAL COST	AND VALUE OF PRO	POSED PROJECT		
				REAL ESTATE		
			CO	ST	AS	SESSED VALUE
Current values						20,825.00
-	lues of proposed project					17,313,750.00
Less values of any	property being replaced					
Net estimated valu	ies upon completion of pro					17,334,575.00
SECTION 5	WAS	STE CONVERTED AND OT	HER BENEFITS PROM	ISED BY THE TAXE	PAYER	
Catimated calls on	aste converted (pounds)		Estimated haves	dous waste converte	nd (nounda)	
	aste convented (pounds)			0003 453tb \$01146tt		
Other benefits						
					Quint a complete some state of	
SECTION 6			RESTIFICATION			
L		in this statement are true),		12	
Signature of authorized	representative				Uate signed (month, day, year)
0 000	<u> </u>	<u> </u>	Гангл	· · · · · · · · · · · · · · · · · · ·	T DIFF	<u>, 117 </u>
Printed name of authori	zea representative		Title			•
Megan Basore			Senio	r Property Mana	ager	

			FOR USE OF THE D	ESIGNATING B	ale)?	and the second of the second
	nd that the applicant meets the IC 6-1.1-12.1, provides for the			pted or to be ado	pted by this body. Said	resolution, passed or to be passed
Α.	A. The designated area has been limited to a period of time not to exceed calendar years* (see below). The date this designation expires is					elow). The date this designation
В	B. The type of deduction that is allowed in the designated area is limited to: 1. Redevelopment or rehabilitation of real estate improvements Yes No 2. Residentially distressed areas Yes No					
C,	The amount of the deduction	n applicable is Ilmii	ted to \$	······································		
D.	Other limitations or condition	ns (specify)				
E.	Number of years allowed:	Year 1 Year 6	☐ Year 2 ☐ Year 7	Year 3 Year 8	Year 4 Year 9	Year 5 (* see below) Year 10
	For a statement of benefits a Yes No If yes, attach a copy of the a If no, the designating body is	batement schedul required to estab	e to this form. Ilish an abatement sche	dule before the d	eduction can be determ	·
	mined that the totality of bene				•	
Approved	(signature and title of authorized	member of designal	ing body)	Telephone number	•	Date signed (month, day, year)
Printed n	ame of authorized member of des	Ignating body		Name of designati	ng body	
Attested	by (signature and title of attester)			Printed name of al	tiester	
	e designating body limits the t yer is entitled to receive a dec					does not limit the length of time a or IC 6-1.1-12.1-17.
 A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4-1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.) B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.) 						
Abate Sec.	on 4 or 4.5 of this chapter an a (1) The total a (2) The numbe (3) The averag (4) The infrast (b) This subsection applie for each deduction. An aba (c) An abatement schedu	batement schedul mount of the taxpa er of new full-time ge wage of the neu ructure requireme es to a statement of owed under this ci atement schedule ule approved for a	le based on the following ayer's investment in rea equivalent jobs created wemployees compared into for the taxpayer's in benefits approved afte hapter. An abatement simply mot exceed ten (14)	g factors: il and personal pri, il to the state minii vestment. er June 30, 2013. schedule must spi) years. ore July 1, 2013, i	operty. mum wage. . A designating body sh ecify the percentage arr	nd that receives a deduction under all establish an abatement schedule sount of the deduction for each year of the abatement schedule expires under



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applicant is submitting an application for a real property tax abatement that does not conform with the traditional tax abatement schedule (a "Modified Abatement Schedule"), the applicant may be required to pay an additional fee (the "Modified Abatement Application Fee"). The amount of the Modified Abatement Application Fee will be determined by the Town in its sole discretion based upon all of the facts and circumstances (including the proposed Modified Abatement Schedule). Payment of the Modified Abatement Application Fee shall be made within 14 days of notification in writing by Whitestown to the Applicant of the amount of such Modified Abatement Application Fee.

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Mobile: (317)495-5864 Fax: (317)769-6871

E-Mail: dnorton@whitestown.in.gov

Town of Whitestown, Indiana Real Property Tax Abatement Application Project Questionnaire

1. Name of the company for which personal property tax abatement is being requested:Browning/Duke LLC
2. State the name, title, address, telephone number and e-mail address of a company representative who may be contacted concerning this application:
Name and Title:Mark Hosfeld, Vice President, Industrial Leasing & Development
Address:600 E. 96th Street, Suite 100, Indianapolis, IN 46240
Telephone: 317-808-6847
E-Mail Address:mark.hosfeld@dukerealty.com
3. State the name, title, address, telephone number and e-mail address of a company representative responsible for filing the required annual compliance forms (Form CF-1) which will be used by the Town to determine if your company is compliant with the terms of the abatement application, including Form SB-1, and whether the abatement will continue or be terminated (the contact should be made aware of the compliance form's importance).
Name and Title: Megan Basore, Senior Property Manager
Address:600 E. 96th Street, Suite 100, Indianapolis, IN 46240
Telephone: 317-808-6815
E-Mail Address:megan.basore@dukerealty.com
4. Location of property for which personal property tax abatement is being sought:
a) Street Address: 4350 S 575 E, Whitestown, IN 46075
b) Tax Parcel Number(s):018-03021-00
Attach a legal description and area map of the proposed project location.

5. What is the amount of the most recent assessment attributable to (this information is available on the most recent property tax form) the real property at the project location:

The +/- 38 acres for this project are currently assessed at \$62,411. This amount is prorated to reflect the existing 69.35 acre parcel.

of the	Has this project or tax abatement request been discussed with either the President Whitestown Redevelopment Commission, the Whitestown Town Manager or the ent of the Whitestown Town Council?X_ Yes No
develo	Does your company currently conduct manufacturing operations, research and opment, distribution and/or information technology research at this location? If so, ong has your company been at this location?
8.	Does your business have other operations in Indiana? If so, please list the on of the other operations. No
9.	What is the size of the facility to be improved or constructed?
10.	On a separate page, briefly describe the nature of the business of your company.
11. constr	On a separate page, briefly describe the proposed real estate improvements to be ucted by your company at the project location.
12. State grante	Have the proposed real estate improvements been constructed (Please note that statute requires applicants to delay construction until after abatement has been d)?
	Yes _XNo
13.	What is the anticipated date for construction to begin?
14.	What is the anticipated date for project completion? Approximately 9 months after construction commences
15. change	If a facility is being improved, does the proposed improvement to the facility $_{\rm N/A}$
	YesNo
a)	If yes, please describe the any new functions to be performed at the improved facility:

b)	What is the estimated value of the real property improvement for which real property tax abatement is being requested?				
16. which	Complete the follow tax abatement is bein	ring profile of the Company that will occupy the property for g requested:			
a)		all time permanent hourly employees by skill level (include rate excluding benefits and overtime)			
	Skilled	Average hourly wage rate for skilled positions			
	Semi-skilled	_Average hourly wage rate for semi-skilled positions			
	Clerical	Average hourly wage rate for clerical positions			
	Salaried	Average salary (per hour) for salaried positions			
	TOTAL NUMBER (OF EXISTING EMPLOYEES (permanent and full-time)			
b)		art-time hourly employees by skill level (include average cluding benefits and overtime)			
	Skilled	Average hourly wage rate for skilled positions			
	Semi-skilled	Average hourly wage rate for semi-skilled positions			
	Clerical	Average hourly wage rate for clerical positions			
	TOTAL NUMBER	OF EXISTING EMPLOYEES (part-time)			
c)	(e.g. benefits are val	of benefits for existing and new employees on a per hour basis ued at an additional \$3.00 per hour, etc.)			
d)	Summary of benefits	enefits as the project is a spec building. Is for existing and new employees. It is a spec building.			
e)		full-time permanent hourly employees by skill level (include e rate excluding benefits and overtime)			
	Skilled	Average hourly wage rate for skilled positions			
	Semi-skilled	Average hourly wage rate for semi-skilled positions			

	Clerical	Average hourly wage rate for clerical positions
	Salaried	Average salary (per hour) for salaried positions
	TOTAL NUMBER C	OF NEW EMPLOYEES (permanent and full-time)
f)	-	ort-time hourly employees by skill level (include average uding benefits and overtime)
	Skilled	Average hourly wage rate for skilled positions
	Semi-skilled	Average hourly wage rate for semi-skilled positions
	Clerical	Average hourly wage rate for clerical positions
	Salaried	Average salary (per hour) for salaried positions
		OF NEW EMPLOYEES (part-time)
g)	What is the total dollar	ar amount to be spent on new salaries? \$2,600,000
h)		when new employee positions are expected to be filled. vee schedule as the project is a spec building.

- 17. On a separate page, please give a detailed description of what the impact on your business will be if the proposed real property improvement is not constructed (e.g. loss of jobs, contract cancellations, loss of production, change in location, etc.).
- 18. What is the term of the tax abatement requested (maximum 10 years). 10 years.
- 19. Attach a schedule of the proposed tax abatement percentages in each year (note, if the proposed tax abatement schedule is other than a traditional tax abatement schedule the Town may impose additional fees for consideration).

Example (note this is a traditional 10 year abatement schedule)

	% of Assessed Value
Year	Exempt From Real Property Taxes
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%

8	20%
9	10%
10	5%

	bated	implete the following schedule concerning the and include on a separate page the workshopelow:	
I.	Proje	ected Current Conditions Without Abatement	
A. Current Annual Re		Current Annual Real Property Taxes:	\$1,436
	B.	Projected 10-Year Total:	\$14,360
II.	I. <u>Projected Conditions With Abatement</u>		
	A.	Projected 10-Year Real Property Taxes:	\$3,649,153
	B.	Projected 10-Year Abatement:	\$3,016,766
III.		Projected Total (Assumes Abatement Granted)	
	A. B.	Total Amount Abated: Total Taxes to be Paid:	
Note	: At	each Worksheets	
21.	W	hich approvals or permits will be required for th	e project?
	(a)		
	(b)	· · · · · · · · · · · · · · · · · · ·	
	(c) \underline{X} (d)		
22. detai	W I cos	ill additional public infrastructure/facilities be resolved. Solved and schedule for construction. is anticipated that any additional public infrastructure equired for this building will be funded by the Anson N	equired? If so, please explain in
	n (e.g	or the proposed project, is the applicant requests, tax increment financing, economic development explain The property is located in a developer	ent revenue bond financing)? If
24. prov		ease describe any community involvement/coin the past and/or expects to provide in the future	

Please see attached.

25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Yes, numerous sub-contractors and labor from the Has the applicant previously been approved for economic development incentives 26. from the Town (e.g., tax abatement, tax increment financing, economic development revenue bond financing)? If so, please explain and include information with respect to applicant's compliance with project representations made to the Town at the time the incentives were approved. Yes - Building 20 (Facility Concepts), Building 7B (Brooks), and Building 15 (Daimler Trucks) among others have received Tax Abatement and are located in a developer-guaranteed TIF area. 27. Is the applicant current on all of its payment obligations to the Town and the County (e.g., property taxes, utility (gas, water, sewer, electric) fees (such as capacity fees, monthly services charges), guaranties on any debt obligations, etc.)? Yes. Does the proposed project take advantage of any "green" technology to reduce 28. adverse environmental impact? If so, please explain. Yes - the project will follow new energy code and use sustainable materials. **CHECKLIST OF ATTACHMENTS:** Application Fee (\$2,000) Completed Memorandum of Understanding Completed Form SB-1/RP Legal Description of Project Site Area Map of Project Site Description of Business at Site Description of Improvements to Site

Description of Impact on Business if Improvements not Constructed

Schedule of Annual Tax Abatement % Worksheets for Abatement Calculation

I hereby certify that the information and representations on and included with this application for Real Property Tax Abatement are true and complete.

I understand that if this request for property tax abatement is granted that I will be required to annually provide information to the Town with respect to compliance with the project description, job creation and retention figures (and associated salaries), investment, and other information contained in this application, including the Form SB-1/RP. I also acknowledge that failure to provide such information may result in a loss of tax abatement deductions.

	Signature of Owner or Authorized Representative
	Title
	Date
STATE OF	SS:
2019, personally appeared the foregoing application for re	gned Notary Public, this day of, and acknowledged the execution of eal property tax abatement for the Town of Whitestown, I have hereunto subscribed my name and affixed my
	, Notary Public Residing in County,
My commission expires:	

Town of Whitestown, Indiana

Real Property Tax Abatement Application Supplemental

AllPoints at Anson Buildings 6, 8B, 10, 11, 13 and 18

10. Browning/Duke is a joint venture between Browning Investments and Duke Realty. Both Browning and Duke are full-service real estate development firms headquartered in metro Indianapolis for over 40 years. Browning/Duke has developed twelve buildings in Whitestown over the past twelve years. These buildings provide employment for thousands of people in the pharmaceutical, manufacturing, and distribution industries. Four of these buildings serve as corporate headquarters.

11. The proposed real estate improvements are:

- Site 6 is an approximately 252,000 square foot building
- Site 8B is an approximately 461,700 square foot building
- Site 10 is an approximately 655,500 square foot building
- Site 11 is an approximately 598,500 square foot building
- Site 13 is an approximately 120,000 square foot building
- Site 18 is an approximately 75,000 square foot building

Each building will have car and truck parking areas. The façade of the buildings will be primarily precast concrete panels with glass at the office areas, per the Anson PUD. The office configuration and size will vary and be constructed to suit the occupants. Each site contains a paved multi-use trail that connects to the Whitestown Legacy Corridor and Big 4 Trail and public park system.

- 17. If abatement is not granted then the buildings will not be constructed and therefore no new jobs or assessed value will be generated.
- 24. Browning and Duke each financially support multiple nonprofit and civic organizations in Whitestown and Boone County including the Whitestown Fire Department, Whitestown Police Department, Boone County Economic Development Corporation, and Boone County Humane Society. In 2017 and 2018, Duke employees volunteered with Habitat for Humanity of Boone County on the construction of a home in the Whitestown.

STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R5 / 12-13)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

20)	PAY	20		
FORM	1 SB-1	/Re	al :	Property	

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

distressed area	(IC 6-1.1-12.	1-4.1)	

Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires
 information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be
 submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is
 made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who
 falled to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
 A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Rea Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1 1-12.1-17

rumania in anoce ro e							
SECTION 1		TAXPAYER	INFORMATION	NC			
Name of taxpayer	_						
Browning/Duke LL(C r and street, city, state, and ZIP coo	J-1			···		
' ' '		*					
Name of contact person	et, Indianapolis, IN 4624	I U	Telephone nu			E-mail address	
			1				"
Megan Basore			(317)8			megan.ba	sore@dukerealty.co
SECTION 2 Name of designating body		ATION AND DESCRIPT	ION OF PRO	POSED PROJ	EG/	Resolution nu	Mber
Town Council of Wi	hitestown						
Location of property			County			DLGF taxing o	istrict number
4350 S 575 E, White	estown, IN AllPoints at	Anson Site 10	Boone			06-018	
Description of real property in	mprovements, redevelopment, or r	ehabilitation (use additional	i sheets if nece	ssary)		Estimated star	t date (month, day, year)
· '	ot warehouse/distribution/	office facility with park	ung - +/- 38	acres of a lar	ger	06/01/202	20
parcel	DI					Estimated com	pletion date (month, day, year)
Current AV reflects 69	a acre parcei				i	12/31/202	<u>2</u> 4
SECTION 3	ESTIMATE OF EI	MPLOYEES AND SALA	RIES AS RE	SULT OF PROP	OSED PRO)JECT	
Current number	Salaries	Number retained	Salaries		Number add	itional	Salaries
					50.00		\$2,600,000.00
SECTION 4	ESTIM	ATED TOTAL COST AN	ID VALUE O	PROPOSED F	ROJECT		
				REAL	ESTATE I	MPROVEMEN	ITS
				COST		AS	SESSED VALUE
Current values			<u> </u>				62,411.00
Plus estimated values	of proposed project]	**************************************			24,581,250.00
Less values of any pro							
	upon completion of project						24,643,661.00
SECTION 5	WASTE CO	NVERTED AND OTHER	RENEFITS	PROMISED BY	THE TAXP	AYER	
Estimated solid waste	converted (pounds)		Estimated	i hazardous was	ite converte	d (pounds)	
Other benefits			<u> </u>		····		
Ozidi Conella							
SECTION 6	AMBASI KALAMPADA KATABI MASA	TAXPAYER CI	ERTIFICATIO	N			
I hereby certify that	the representations in this	statement are true.					
Signature of authorized repre	esentative					Date signed (n	nonth, day, year)
101111C	V/h e					51(L1	19
Printed name of suthorized n	epresentative		T-	Title Title			
Megan Basore				Senior Prope	erty Mana	ger	

			FOR USE OF THE D	ESIGNATING E	DDY	
	nd that the applicant meets the rIC 6-1.1-12.1, provides for th			pted or to be adop	oted by this body. Said	resolution, passed or to be passed
A.	A. The designated area has been limited to a period of time not to exceed calendar years* (see below). The date this designation expires is					
В.	The type of deduction that is 1. Redevelopment or rehabil 2. Residentially distressed as	itation of real esta		to: Yes No		
C.	. The amount of the deduction	applicable is limi	ted to \$	•••••		
D.	Other limitations or condition	s (specify)	annon annon para mano so catalan anno batan de la catalan de la catalan de la catalan de la catalan de la catal	anamene and the majority of the state of the		
E	Number of years allowed:	☐ Year 1 ☐ Year 6	☐ Year 2 ☐ Year 7	☐ Year 3 ☐ Year 8	☐ Year 4 ☐ Year 9	Year 5 (* see below) Year 10
We h		batement schedul required to estab	e to this form Dish an abatement sche the statement of benefit	edule before the d	eduction can be determ	·
	mined that the totality of benef d (signature and title of authorized	•		scribed above. Telephone number	n de la companya del companya de la companya del companya de la co	Date signed (month, day, year)
rppioro	5 (0.8),000 this pas of day,00,1201	moment of coalgree		()		
Printed n	ame of authorized member of desi	ignating body		Name of designation	ng body	
Attested	by (signature and title of attester)			Printed name of at	dester	
* If th taxpa	e designating body limits the t yer is entitled to receive a ded	ime period during luction to a numbe	which an area is an ec ar of years that is less t	onomic revitalizati han the number o	ion area, that limitation f years designated unde	does not ilmit the length of time a or IC 6-1.1-12.1-17.
 A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4-1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.) B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.) 						
IC 6-1.1-12.1-17 Abatement schedules Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors: (1) The total amount of the taxpayer's investment in real and personal property. (2) The number of new full-time equivalent jobs created. (3) The average wage of the new employees compared to the state minimum wage. (4) The infrastructure requirements for the taxpayer's investment. (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years. (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.						



TOWN OF WHITESTOWN, INDIANA

APPLICATION FOR REAL PROPERTY TAX ABATEMENT

Instructions and Procedures

Indiana state law requires that this application for real property tax abatement and statement of benefits form (SB-1/RP) be submitted to the Town of Whitestown, Indiana (the "Town") prior to the initiation of the project. Additionally, final approval of the application must be obtained from the Town before starting the construction of real property improvements for which tax abatement is being requested.

The completed application, including all attachments and forms, and fees should be submitted to:

Town of Whitestown

Attn: Mr. Dax Norton, Town Manager

6210 Veterans Drive

Whitestown, Indiana 46075

Office: (317)732-4530 Mobile: (317)495-5864 Fax: (317)769-6871

E-Mail: dnorton@whitestown.in.gov

Prior to submitting the attached application to the Town, all questions must be answered as completely as possible and must be signed on the Statement of Benefits Form (SB-1/RP) and the last page of the application. Incomplete or unsigned applications will not be accepted as official filings. All applicants are encouraged to discuss the proposed project and tax abatement request with the Town Manager and the Presidents of the Whitestown Redevelopment Commission and Whitestown Town Council prior to filing their application.

Fees

A \$2,000 non-refundable application fee is required when making an application for real property tax abatement and is payable to the "Town of Whitestown" within 7 days of the approval of the application (the "Application Fee"). In addition, if the

applicant is submitting an application for a real property tax abatement that does not conform with the traditional tax abatement schedule (a "Modified Abatement Schedule"), the applicant may be required to pay an additional fee (the "Modified Abatement Application Fee"). The amount of the Modified Abatement Application Fee will be determined by the Town in its sole discretion based upon all of the facts and circumstances (including the proposed Modified Abatement Schedule). Payment of the Modified Abatement Application Fee shall be made within 14 days of notification in writing by Whitestown to the Applicant of the amount of such Modified Abatement Application Fee.

All companies requesting real property tax abatement will be required to execute a Memorandum of Understanding with the Town prior to consideration of the tax abatement request, the form of which memorandum is included with this application.

Any requests for additional information or questions should be directed to the following:

Town of Whitestown Attn: Mr. Dax Norton, Town Manager 6210 Veterans Drive

Whitestown, Indiana 46075

Office: (317)732-4530 Mobile: (317)495-5864 Fax: (317)769-6871

E-Mail: dnorton@whitestown.in.gov

Town of Whitestown, Indiana Real Property Tax Abatement Application Project Questionnaire

1. Name of the company for which personal property tax abatement is being requested:Browning/Duke LLC
2. State the name, title, address, telephone number and e-mail address of a company representative who may be contacted concerning this application:
Name and Title:Mark Hosfeld, Vice President, Industrial Leasing & Development
Address: 600 E. 96th Street, Suite 100, Indianapolis, IN 46240
Telephone: 317-808-6847
E-Mail Address:mark.hosfeld@dukerealty.com
3. State the name, title, address, telephone number and e-mail address of a company representative responsible for filing the required annual compliance forms (Form CF-1) which will be used by the Town to determine if your company is compliant with the terms of the abatement application, including Form SB-1, and whether the abatement will continue or be terminated (the contact should be made aware of the compliance form's importance).
Name and Title: Megan Basore, Senior Property Manager
Address:600 E. 96th Street, Suite 100, Indianapolis, IN 46240
Telephone: 317-808-6815
E-Mail Address:megan.basore@dukerealty.com
4. Location of property for which personal property tax abatement is being sought:
a) Street Address: 4502 S 575 E, Whitestown, IN 46075
b) Tax Parcel Number(s):018-13030-00
Attach a legal description and area map of the proposed project location.
5. What is the amount of the most recent assessment attributable to (this information is available on the most recent property tax form) the real property at the project location:

	Has this project or tax abatement request been discussed with either the President Whitestown Redevelopment Commission, the Whitestown Town Manager or the ent of the Whitestown Town Council?X_ Yes No
	Does your company currently conduct manufacturing operations, research and opment, distribution and/or information technology research at this location? If so, ong has your company been at this location? No
8.	Does your business have other operations in Indiana? If so, please list the on of the other operations. No
9.	What is the size of the facility to be improved or constructed?
10.	On a separate page, briefly describe the nature of the business of your company.
11. constr	On a separate page, briefly describe the proposed real estate improvements to be ructed by your company at the project location.
12. State grante	Have the proposed real estate improvements been constructed (Please note that statute requires applicants to delay construction until after abatement has been ed)?
	Yes _XNo
13.	What is the anticipated date for construction to begin?
14.	What is the anticipated date for project completion? Approximately 9 months after construction commences
15. change	If a facility is being improved, does the proposed improvement to the facility e the function of the current facility? N/A
	YesNo
a)	If yes, please describe the any new functions to be performed at the improved facility:

b)	What is the estimated value of the real property improvement for which real property tax abatement is being requested?					
16. which	Complete the follow tax abatement is being	ing profile of the Company that will occupy the property for grequested:				
a)		all time permanent hourly employees by skill level (include rate excluding benefits and overtime)				
	Skilled	Average hourly wage rate for skilled positions				
	Semi-skilled	_Average hourly wage rate for semi-skilled positions				
	Clerical	Average hourly wage rate for clerical positions				
	Salaried	Average salary (per hour) for salaried positions				
	TOTAL NUMBER (OF EXISTING EMPLOYEES (permanent and full-time)				
b)	Number of current part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)					
	Skilled	Average hourly wage rate for skilled positions				
	Semi-skilled	Average hourly wage rate for semi-skilled positions				
	Clerical	Average hourly wage rate for clerical positions				
	N 1/A	OF EXISTING EMPLOYEES (part-time)				
c)	(e.g. benefits are val	of benefits for existing and new employees on a per hour basis ued at an additional \$3.00 per hour, etc.)enefits as the project is a spec building.				
d)	d) Summary of benefits for existing and new employees. Uncertain as to the benefits as the project is a spec building.					
e)		ull-time permanent hourly employees by skill level (include rate excluding benefits and overtime)				
	Skilled	Average hourly wage rate for skilled positions				
	Semi-skilled	Average hourly wage rate for semi-skilled positions				

	Clerical	Average hourly wage rate for clerical positions				
	Salaried	Average salary (per hour) for salaried positions				
	TOTAL NUMBER C	OF NEW EMPLOYEES (permanent and full-time)				
f)		art-time hourly employees by skill level (include average uding benefits and overtime)				
	Skilled	Average hourly wage rate for skilled positions				
	Semi-skilled	Average hourly wage rate for semi-skilled positions				
	Clerical	Average hourly wage rate for clerical positions				
	Salaried	Average salary (per hour) for salaried positions				
	50	DF NEW EMPLOYEES (part-time)				
g)	What is the total dollar	ar amount to be spent on new salaries? \$2,600,000				
h)	Provide schedule for when new employee positions are expected to be filled. Uncertain as to employee schedule as the project is a spec building.					
		lease size a detailed description of what the impact on your				

- 17. On a separate page, please give a detailed description of what the impact on your business will be if the proposed real property improvement is not constructed (e.g. loss of jobs, contract cancellations, loss of production, change in location, etc.).
- 18. What is the term of the tax abatement requested (maximum 10 years). 10 years.
- 19. Attach a schedule of the proposed tax abatement percentages in each year (note, if the proposed tax abatement schedule is other than a traditional tax abatement schedule the Town may impose additional fees for consideration).

Example (note this is a traditional 10 year abatement schedule)

	% of Assessed Value
<u>Year</u>	Exempt From Real Property Taxes
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%

8	20%
9	10%
10	5%

	bated	omplete the following schedule concerning the pland include on a separate page the workshe below:				
I.	Projected Current Conditions Without Abatement					
	A.	Current Annual Real Property Taxes:	\$1,616.00			
	B.	Projected 10-Year Total:	\$16,160.00			
II.	<u>Proj</u>	ected Conditions With Abatement				
	A.	Projected 10-Year Real Property Taxes:	\$3,325,742			
	В.	Projected 10-Year Abatement:	\$2,754,439			
III.	III. Projected Total (Assumes Abatement Granted)					
	A. B.	Total Amount Abated: Total Taxes to be Paid:				
Note	: At	tach Worksheets				
21.	W	hich approvals or permits will be required for the	e project?			
	(a) zoning change (e) variance (b) annexation (f) special exception (c) plat approval \underline{X} (g) building permit \underline{X} (d) development plan (h) other					
22. detai	l cos	ill additional public infrastructure/facilities be re ts/funding source and schedule for construction. is anticipated that any additional public infrastructure equired for this building will be funded by the Anson N	/facilities			
	n (e.g	or the proposed project, is the applicant requesty, tax increment financing, economic development explain. The property is located in a developer-	ent revenue bond financing)? If			
24. prov		ease describe any community involvement/coin the past and/or expects to provide in the future	• •			

Please see attached.

- 25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Yes, numerous sub-contractors and labor from the local area.

 26. Has the applicant previously been approved for economic development incentives from the Town (e.g., tax abatement, tax increment financing, economic development revenue bond financing)? If so, please explain and include information with respect to applicant's compliance with project representations made to the Town at the time the
- Yes Building 20 (Facility Concepts), Building 7B (Brooks), and Building 15 (Daimler Trucks) among others have received Tax Abatement and are located in a developer-guaranteed TIF area.
- 27. Is the applicant current on all of its payment obligations to the Town and the County (e.g., property taxes, utility (gas, water, sewer, electric) fees (such as capacity fees, monthly services charges), guaranties on any debt obligations, etc.)? Yes.
- 28. Does the proposed project take advantage of any "green" technology to reduce adverse environmental impact? If so, please explain.

Yes - the project will follow new energy code and use sustainable materials.

CHECKLIST OF ATTACHMENTS:

incentives were approved.

A
 Application Fee (\$2,000)
 Completed Memorandum of Understanding
Completed Form SB-1/RP
Legal Description of Project Site
 Area Map of Project Site
Description of Business at Site
Description of Improvements to Site
Description of Impact on Business if Improvements not Constructed
 Schedule of Annual Tax Abatement %
 Worksheets for Abatement Calculation

I hereby certify that the information and representations on and included with this application for Real Property Tax Abatement are true and complete.

I understand that if this request for property tax abatement is granted that I will be required to annually provide information to the Town with respect to compliance with the project description, job creation and retention figures (and associated salaries), investment, and other information contained in this application, including the Form SB-1/RP. I also acknowledge that failure to provide such information may result in a loss of tax abatement deductions.

Signature of Owner or Authorized Representative
Title
Date
SS:
ed Notary Public, this day of, and acknowledged the execution of property tax abatement for the Town of Whitestown, have hereunto subscribed my name and affixed my
, Notary Public Residing in County,



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

Residentially distressed area (IC 6-1.1-12.1-4.1)

State Form 51767 (R5 / 12-13)
Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)

20		PAY	20	
FORM	SB-1	/ Re	al	Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires
 information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be
 submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- 3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who falled to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- 4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in affect. IC 6-1.1-12.1-17

remains in enect. IC o	-1.1-12.1-11						
SECTION 1		TAXPAYER	INFORMATI	ON			
Name of taxpayer							
Browning/Duke LLC							
	and street, city, state, and ZIP of	•					
600 East 96th Stree	et, Indianapolis, IN 462	240					
Name of contact person			Telephone nu			E-mail addres	
Megan Basore			(317)8			megan.ba	sore@dukerealty.c∙
SECTION 2	Aguesaus de la company Lo	CATION AND DESCRIP	TION OF PRO	POSED PROJE	(OT		
Name of designating body	••					Resolution nu	mber
Town Council of What Location of property	ntestown		16			01.00	
		site 11	County			DLGF taxing o	istrict number
4502 S 575 E, White	teston, IN 46075		Boone	aaaad		06-018	
+/- 598.500 square fo	nprovements, redevelopment, o ot warehouse/distribution	n/office facility with par	kina +/- 40	acres		1	t date (month, day, year)
,,		,				06/01/202	
						1	pletion date (month, day, year)
						12/31/202	<u> </u>
SECTION 3 Current number	Salaries	EMPLOYEES AND SALA Number retained	Salaries		OSIED 일본(Number add		Salaries
Cullent united	29181163	Manipa taramen	Garaires		50.00	MUOTES	\$2,600,000.00
DESTANCE OF THE PROPERTY OF TH		MATED TOTAL COST A	VO VALUE O			ini kan di Kalanga	\$2,000,000.00
SECTION 4	epinanyersyawapasyan 1991	MATEU TOTAL COST A	NO VALUE U			ADDOVENE	TC
				COST	ESIAIE	MPROVEMEN	SESSED VALUE
Current values	44					A3	66,900.00
Plus estimated values	of proposed project			······································			22,443,750.00
Less values of any pro			 				22,443,730.00
	pon completion of project			***************************************			22,510,650.00
SECTION 5		ONVERTED AND OTHE	R RENEETS	PROMISED BY	THE TAXE	AVER	22,010,000.00
		VIIV.			and the same		and the second second second second second
Estimated solid waste	converted (pounds)		Estimate	d hazardous was	te converte	rd (pounds) _	
Other benefits						•	
					i		
					·		
	-						
SECTION 6		TAXPAYER C	ERTIFICATIO	NC			
I hereby certify that	the representations in thi	is statement are true.					
Signature of authorized repre			<u></u>	A		Date signed (n	north, day, year)
Printed name of authorized r	epresentative		1	Title		- July	11-1-
Megan Basore			[Senior Prope	rty Mana	ger	

		FOR USE OF THE D	ESIGNATING BO	6γ					
We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:									
A. The designated area has been limited to a period of time not to exceed calendar years* (see below). The date this designation expires is									
B. The type of deduction that is allowed in the designated area is limited to: 1. Redevelopment or rehabilitation of real estate improvements Yes No 2. Residentially distressed areas Yes No									
C. The amount of the deduction applicable is limited to \$									
D. Other limitations or condition	s (specify)			***************************************	***************************************				
E. Number of years allowed:	☐ Year 1 ☐ Year 6	Year 2 Year 7	☐ Year 3 ☐ Year 8	☐ Year 4 ☐ Year 9	Year 5 (* see below) Year 10				
F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? Yes No If yes, attach a copy of the abatement schedule to this form. If no, the designating body is required to establish an abatement schedule before the deduction can be determined. We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.									
Approved (signature and title of authorized			Telephone number		Date signed (month, day, year)				
Printed name of authorized member of desi	gnating body		Name of designating	g body					
Attested by (signature and title of attester)			Printed name of atte	ester	anti independenta di interventa de la belancia de la compania de la compania de la compania de la compania de l				
 If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-47. A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4-1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.) B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.) 									
body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.) IC 6-1.1-12.1-17 Abatement schedules Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors: (1) The total amount of the taxpayer's investment in real and personal property. (2) The number of new full-time equivalent jobs created. (3) The average wage of the new employees compared to the state minimum wage. (4) The infrastructure requirements for the taxpayer's investment. (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years. (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.									

Town of Whitestown, Indiana

Real Property Tax Abatement Application Supplemental

AllPoints at Anson Buildings 6, 8B, 10, 11, 13 and 18

10. Browning/Duke is a joint venture between Browning Investments and Duke Realty. Both Browning and Duke are full-service real estate development firms headquartered in metro Indianapolis for over 40 years. Browning/Duke has developed twelve buildings in Whitestown over the past twelve years. These buildings provide employment for thousands of people in the pharmaceutical, manufacturing, and distribution industries. Four of these buildings serve as corporate headquarters.

11. The proposed real estate improvements are:

- Site 6 is an approximately 252,000 square foot building
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- Site 13 is an approximately 120,000 square foot building
- Site 18 is an approximately 75,000 square foot building

Each building will have car and truck parking areas. The façade of the buildings will be primarily precast concrete panels with glass at the office areas, per the Anson PUD. The office configuration and size will vary and be constructed to suit the occupants. Each site contains a paved multi-use trail that connects to the Whitestown Legacy Corridor and Big 4 Trail and public park system.

- 17. If abatement is not granted then the buildings will not be constructed and therefore no new jobs or assessed value will be generated.
- 24. Browning and Duke each financially support multiple nonprofit and civic organizations in Whitestown and Boone County including the Whitestown Fire Department, Whitestown Police Department, Boone County Economic Development Corporation, and Boone County Humane Society. In 2017 and 2018, Duke employees volunteered with Habitat for Humanity of Boone County on the construction of a home in the Whitestown.



TOWN OF WHITESTOWN, INDIANA

APPLICATION FOR REAL PROPERTY TAX ABATEMENT

Instructions and Procedures

Indiana state law requires that this application for real property tax abatement and statement of benefits form (SB-1/RP) be submitted to the Town of Whitestown, Indiana (the "Town") prior to the initiation of the project. Additionally, final approval of the application must be obtained from the Town before starting the construction of real property improvements for which tax abatement is being requested.

The completed application, including all attachments and forms, and fees should be submitted to:

Town of Whitestown

Attn: Mr. Dax Norton, Town Manager

6210 Veterans Drive

Whitestown, Indiana 46075

Office: (317)732-4530 Mobile: (317)495-5864 Fax: (317)769-6871

E-Mail: dnorton@whitestown.in.gov

Prior to submitting the attached application to the Town, all questions must be answered as completely as possible and must be signed on the Statement of Benefits Form (SB-1/RP) and the last page of the application. Incomplete or unsigned applications will not be accepted as official filings. All applicants are encouraged to discuss the proposed project and tax abatement request with the Town Manager and the Presidents of the Whitestown Redevelopment Commission and Whitestown Town Council prior to filing their application.

Fees

A \$2,000 non-refundable application fee is required when making an application for real property tax abatement and is payable to the "Town of Whitestown" within 7 days of the approval of the application (the "Application Fee"). In addition, if the

applicant is submitting an application for a real property tax abatement that does not conform with the traditional tax abatement schedule (a "Modified Abatement Schedule"), the applicant may be required to pay an additional fee (the "Modified Abatement Application Fee"). The amount of the Modified Abatement Application Fee will be determined by the Town in its sole discretion based upon all of the facts and circumstances (including the proposed Modified Abatement Schedule). Payment of the Modified Abatement Application Fee shall be made within 14 days of notification in writing by Whitestown to the Applicant of the amount of such Modified Abatement Application Fee.

All companies requesting real property tax abatement will be required to execute a Memorandum of Understanding with the Town prior to consideration of the tax abatement request, the form of which memorandum is included with this application.

Any requests for additional information or questions should be directed to the following:

Town of Whitestown Attn: Mr. Dax Norton, Town Manager 6210 Veterans Drive

Whitestown, Indiana 46075 Office: (317)732-4530

Mobile: (317)495-5864 Fax: (317)769-6871

E-Mail: dnorton@whitestown.in.gov

Town of Whitestown, Indiana Real Property Tax Abatement Application Project Questionnaire

1. Name of the company for which personal property tax abatement is being requested: Browning/Duke LLC
2. State the name, title, address, telephone number and e-mail address of a company representative who may be contacted concerning this application:
Name and Title:Mark Hosfeld, Vice President, Industrial Leasing & Development
Address:600 E. 96th Street, Suite 100, Indianapolis, IN 46240
Telephone:317-808-6847
E-Mail Address:mark.hosfeld@dukerealty.com
3. State the name, title, address, telephone number and e-mail address of a company representative responsible for filing the required annual compliance forms (Form CF-1) which will be used by the Town to determine if your company is compliant with the terms of the abatement application, including Form SB-1, and whether the abatement will continue or be terminated (the contact should be made aware of the compliance form's importance).
importance).
Name and Title: Megan Basore, Senior Property Manager
Manage Basses Ospice Brancoto Manager
Name and Title: Megan Basore, Senior Property Manager
Name and Title: Megan Basore, Senior Property Manager Address: 600 E. 96th Street, Suite 100, Indianapolis, IN 46240
Name and Title: Megan Basore, Senior Property Manager Address: 600 E. 96th Street, Suite 100, Indianapolis, IN 46240 Telephone: 317-808-6815
Name and Title:Megan Basore, Senior Property Manager Address:600 E. 96th Street, Suite 100, Indianapolis, IN 46240 Telephone:317-808-6815 E-Mail Address:megan.basore@dukerealty.com
Name and Title:Megan Basore, Senior Property Manager Address:600 E. 96th Street, Suite 100, Indianapolis, IN 46240 Telephone:317-808-6815 E-Mail Address:megan.basore@dukerealty.com 4. Location of property for which personal property tax abatement is being sought:
Name and Title:Megan Basore, Senior Property Manager Address:600 E. 96th Street, Suite 100, Indianapolis, IN 46240 Telephone:317-808-6815 E-Mail Address:megan.basore@dukerealty.com 4. Location of property for which personal property tax abatement is being sought: a) Street Address:5400 E 450 S, Whitestown, IN 46075
Name and Title:Megan Basore, Senior Property Manager Address:600 E. 96th Street, Suite 100, Indianapolis, IN 46240 Telephone:317-808-6815 E-Mail Address:megan.basore@dukerealty.com 4. Location of property for which personal property tax abatement is being sought: a) Street Address:5400 E 450 S, Whitestown, IN 46075 b) Tax Parcel Number(s):018-11820-02

of the	Has this project or tax abatement request been discussed with either the President Whitestown Redevelopment Commission, the Whitestown Town Manager or the ent of the Whitestown Town Council? X Yes No
	Does your company currently conduct manufacturing operations, research and opment, distribution and/or information technology research at this location? If so, ong has your company been at this location? No
8. location	Does your business have other operations in Indiana? If so, please list the on of the other operations. No
9.	What is the size of the facility to be improved or constructed?
10.	On a separate page, briefly describe the nature of the business of your company.
11. constr	On a separate page, briefly describe the proposed real estate improvements to be ucted by your company at the project location.
12. State grante	Have the proposed real estate improvements been constructed (Please note that statute requires applicants to delay construction until after abatement has been d)?
	Yes _XNo
13.	What is the anticipated date for construction to begin? TBD
14.	What is the anticipated date for project completion? Approximately 9 months after construction commences
15. change	If a facility is being improved, does the proposed improvement to the facility $_{\rm N/A}$
	YesNo
a)	If yes, please describe the any new functions to be performed at the improved facility:

b)		ted value of the real property improvement for which real ent is being requested?						
16. which	Complete the follow tax abatement is bein	ring profile of the Company that will occupy the property for g requested:						
a)		ull time permanent hourly employees by skill level (include rate excluding benefits and overtime)						
	Skilled	Average hourly wage rate for skilled positions						
	Semi-skilled	_Average hourly wage rate for semi-skilled positions						
	Clerical	Average hourly wage rate for clerical positions						
	Salaried	Average salary (per hour) for salaried positions						
	TOTAL NUMBER N/A	OF EXISTING EMPLOYEES (permanent and full-time)						
b)	Number of current part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)							
	Skilled	Average hourly wage rate for skilled positions						
	Semi-skilled	Average hourly wage rate for semi-skilled positions						
	Clerical	Average hourly wage rate for clerical positions						
		OF EXISTING EMPLOYEES (part-time)						
c)	(e.g. benefits are val	of benefits for existing and new employees on a per hour basis used at an additional \$3.00 per hour, etc.)						
d)	Summary of benefit	enefits as the project is a spec building. s for existing and new employees. penefits as the project is a spec building.						
e)		full-time permanent hourly employees by skill level (include e rate excluding benefits and overtime)						
	Skilled 20	Average hourly wage rate for skilled positions\$20.00						
	Semi-skilled	Average hourly wage rate for semi-skilled positions						

	Clerical	Average hourly wage rate for clerical positions							
	Salaried	Average salary (per hour) for salaried positions							
	TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time)								
f)	Number of created part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)								
	Skilled	Average hourly wage rate for skilled positions							
	Semi-skilled	Average hourly wage rate for semi-skilled positions							
	Clerical	Average hourly wage rate for clerical positions							
	Salaried	Average salary (per hour) for salaried positions							
	TOTAL NUMBER OF NEW EMPLOYEES (part-time) 20								
g)	What is the total dollar	ar amount to be spent on new salaries? \$1,040,000							
h)		when new employee positions are expected to be filled. yee schedule as the project is a spec building.							
	On a separate page, p	please give a detailed description of what the impact on your							

- 17. On a separate page, please give a detailed description of what the impact on your business will be if the proposed real property improvement is not constructed (e.g. loss of jobs, contract cancellations, loss of production, change in location, etc.).
- 18. What is the term of the tax abatement requested (maximum 10 years). 10 years.
- 19. Attach a schedule of the proposed tax abatement percentages in each year (note, if the proposed tax abatement schedule is other than a traditional tax abatement schedule the Town may impose additional fees for consideration).

Example (note this is a traditional 10 year abatement schedule)

	% of Assessed Value
<u>Year</u>	Exempt From Real Property Taxes
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%

8	20%
9	10%
10	5%

20.	Co	mple	te the fo	llow	/ir	ng schedu	ile coi	nceri	ning the prop	ose	d real prop	erty	taxes to
be	abated	and	include	on	a	separate	page	the	worksheets	for	calculating	the	figures
pro	vided b	elow	/:										

[.	Projected Current Conditions Without Abatement			
	A. B.	Current Annual Real Property Te Projected 10-Year Total:	axes:	\$393.65 \$3,936.50
II.	<u>Proj</u>	ected Conditions With Abatemen	<u>t</u>	
	A. B.	Projected 10-Year Real Property Projected 10-Year Abatement:	Taxes:	\$689,555 \$552,268
III.		Projected Total (Assumes Abate Granted)	<u>ment</u>	
	A. B.	Total Amount Abated: Total Taxes to be Paid:		
Note	: Atı	tach Worksheets		
21.	W	hich approvals or permits will be	required for the	e project?
	(a) (b) (c) X (d)	annexation plat approval	(e) variance (f) special ex X (g) building (h) other	permit
22. detai	l cost	ill additional public infrastructure ss/funding source and schedule fo is anticipated that any additional pub equired for this building will be funded	r construction. olic infrastructure	r/facilities
	n (e.g	or the proposed project, is the a g., tax increment financing, econo explain The property is locate	mic developme	ent revenue bond financing)? If
24. prov		ease describe any community in the past and/or expects to provi		

25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Yes, numerous sub-contractors and labor from the local area. Has the applicant previously been approved for economic development incentives 26. from the Town (e.g., tax abatement, tax increment financing, economic development revenue bond financing)? If so, please explain and include information with respect to applicant's compliance with project representations made to the Town at the time the incentives were approved. Yes - Building 20 (Facility Concepts), Building 7B (Brooks), and Building 15 (Daimler Trucks) among others have received Tax Abatement and are located in a developer-guaranteed TIF Is the applicant current on all of its payment obligations to the Town and the 27. County (e.g., property taxes, utility (gas, water, sewer, electric) fees (such as capacity fees, monthly services charges), guaranties on any debt obligations, etc.)? Yes. Does the proposed project take advantage of any "green" technology to reduce 28. adverse environmental impact? If so, please explain. Yes - the project will follow new energy code and use sustainable materials. CHECKLIST OF ATTACHMENTS: Application Fee (\$2,000) Completed Memorandum of Understanding Completed Form SB-1/RP Legal Description of Project Site Area Map of Project Site Description of Business at Site Description of Improvements to Site

Description of Impact on Business if Improvements not Constructed

Schedule of Annual Tax Abatement % Worksheets for Abatement Calculation

I hereby certify that the information and representations on and included with this application for Real Property Tax Abatement are true and complete.

I understand that if this request for property tax abatement is granted that I will be required to annually provide information to the Town with respect to compliance with the project description, job creation and retention figures (and associated salaries), investment, and other information contained in this application, including the Form SB-1/RP. I also acknowledge that failure to provide such information may result in a loss of tax abatement deductions.

	Signature of Owner or Authorized Representative
	Title
	Date
STATE OF)	SS:
STATE OF	55:
2019, personally appeared the foregoing application for rea	ned Notary Public, this day of, and acknowledged the execution of la property tax abatement for the Town of Whitestown, have hereunto subscribed my name and affixed my
	, Notary Public Residing in County,
My commission expires:	Residing inCounty,

Town of Whitestown, Indiana

Real Property Tax Abatement Application Supplemental

AllPoints at Anson Buildings 6, 8B, 10, 11, 13 and 18

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STAT REA State F Prescr

STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)

State Form 51767 (R5 / 12-13)

Residentially distressed area (IC 6-1.1-12.1-4.1)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

20	_ PAY 20	
FORM SB	-1 / Real	Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires
 information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be
 submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- 3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who falled to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real
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 IC 6-1.1-12.1-5.1(b)
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70776770 777 077001. 70	V-1.1-14.7 11					
SECTION 1 Name of taxpaver		TAXPA	YER INFORMATION		100	
' •						
Browning/Duke L Address of taxpayer (numb	er and street, city state.	and ZIP code)		***************************************		
600 East 96th Str						
Name of contact person	eer, maanapons,	IIV TOETO	Telephone number		E-mail addre	388
Megan Basore			(317)808-6815		megan l	basore@dukerealty.co
SECTION 2		LOCATION AND DESC	RIPTION OF PROPOSED PRO	DIECT	megani	020010(0.0210101011)10
Name of designating body					Resolution r	ıumber
Town Council of V	Vhitestown					
Location of property		٠.١	County		DLGF taxing	g district number
5400 E 450 S, Wh	itestown, IN 4607	15 Site 13	Boone		06-018	
Description of real property	/ Improvements, redevelo	opment, or rehabilitation (use add tribution/office facility with	(itional sheets if necessary)		1	art date (month, day, year)
+/- 120,000 square	root warenouse/dis	undulion/onice racility with	parking - TO acres		06/01/20	
					ł	empletion date (month, day, year)
					12/31/2	024
SECTION 3	ESTIM/		SALARIES AS RESULT OF PR			
Current number	Salaries	Number retained	Salaries	Number add	ditional	Salaries
				20.00		\$1,040,000.00
SECTION 4	ALL DESCRIPTION OF THE PROPERTY OF THE PROPERT	ESTIMATED TOTAL COS	ST AND VALUE OF PROPOSEI		and the state of the state of	
				AL ESTATE I	~	
			COST		A	SSESSED VALUE
Current values				***************************************	<u> </u>	16,300.00
······································	es of proposed project			A-1-1111-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	ļ	4,500,000.00
	roperty being replace			··········		4 546 000 00
	s upon completion of				NOTE:	4,516,300.00
SECTION 5	and the second second	ASTE CONVERTED AND O	THER BENEFITS PROMISED	ST INETAXI	////EI	
Estimated solid was	te converted (pounds)		Estimated hazardous v	vaste convert	ad (pounds)	
Other benefits						
			•			
SECTION 6	-		ER CERTIFICATION			
		ns in this statement are tn	te.			
Signature of authorized regresentative Date signed (month, day, year)						
VIVI	1/1/	26		,	15/1	614
Printed Name of authorize	d representative		Title		•	
Megan Basore			Senior Pro	perty Mana	ager	

			FOR USE OF THE D	ESIGNATING BO	ĐΥ	
	id that the applicant meets th IC 6-1.1-12.1, provides for th			oted or to be adopt	ted by this body. Said	resolution, passed or to be passed
A.	A. The designated area has been limited to a period of time not to exceedcalendar years* (see below). The date this designation expires is					
8.	B. The type of deduction that is allowed in the designated area is limited to: 1. Redevelopment or rehabilitation of real estate improvements Yes No 2. Residentially distressed areas Yes No					
C.	The amount of the deduction	n applicable is limite	ed to \$			
D.	Other limitations or condition	ns (specify)				
E.	Number of years allowed:	☐ Year 1 ☐ Year 6	Year 2 Year 7	☐ Year 3 ☐ Year 8	Year 4 Year 9	Year 5 (* see below)
We h	For a statement of benefits: Yes No If yes, attach a copy of the a If no, the designating body i ave also reviewed the information of that the totality of bene	abatement schedule is required to establi ation contained in th	to this form. Ish an abatement sche e statement of benefit	dule before the de	duction can be determ	•
~~~	(signature and title of authorized	·		Telephone number		Date signed (month, day, year)
Printed n	ame of authorized member of des	signating body		Name of designatin	g body	
Attested	by (signature and title of attester)	ALAINE COMMISSION AND AND AND AND AND AND AND AND AND AN		Printed name of att	ester	
taxpa A.	yer is entitled to receive a de For residentially distressed 6-1.1-12.1-4-1 remain in eff- 2013, the designating body (10) years. (See IC 6-1.1-1 For the redevelopment or re	duction to a number areas where the Fo ect. The deduction I is required to estab 2.1-17 below.) shabilitation of real I lesignating body rer	r of years that is less the rm SB-1/Real Property period may not exceed itsh an abatement schooroperty where the For nains in effect. For a F	nan the number of y was approved pri I five (5) years. Fo edule for each ded m SB-1/Real Prop form SB-1/Real Pri	years designated under to July 1, 2013, the or a Form SB-1/Real Production allowed. The directy was approved pricoperty that is approved.	deductions established in IC reporty that is approved after June 30, leduction period may not exceed ten or to July 1, 2013, the abatement is after June 30, 2013, the designating
IC 6-1.1-12.1-17  Abatement schedules  Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:  (1) The total amount of the taxpayer's investment in real and personal property.  (2) The number of new full-time equivalent jobs created.  (3) The average wage of the new employees compared to the state minimum wage.  (4) The infrastructure requirements for the taxpayer's investment.  (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.  (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.						



# TOWN OF WHITESTOWN, INDIANA

# APPLICATION FOR REAL PROPERTY TAX ABATEMENT

# *Instructions and Procedures*

Indiana state law requires that this application for real property tax abatement and statement of benefits form (SB-1/RP) be submitted to the Town of Whitestown, Indiana (the "Town") prior to the initiation of the project. Additionally, final approval of the application must be obtained from the Town before starting the construction of real property improvements for which tax abatement is being requested.

The completed application, including all attachments and forms, and fees should be submitted to:

**Town of Whitestown** 

Attn: Mr. Dax Norton, Town Manager

**6210 Veterans Drive** 

Whitestown, Indiana 46075

Office: (317)732-4530 Mobile: (317)495-5864

Fax: (317)769-6871

E-Mail: dnorton@whitestown.in.gov

Prior to submitting the attached application to the Town, all questions must be answered as completely as possible and must be signed on the Statement of Benefits Form (SB-1/RP) and the last page of the application. Incomplete or unsigned applications will not be accepted as official filings. All applicants are encouraged to discuss the proposed project and tax abatement request with the Town Manager and the Presidents of the Whitestown Redevelopment Commission and Whitestown Town Council prior to filing their application.

Fees

A \$2,000 non-refundable application fee is required when making an application for real property tax abatement and is payable to the "Town of Whitestown" within 7 days of the approval of the application (the "Application Fee"). In addition, if the

applicant is submitting an application for a real property tax abatement that does not conform with the traditional tax abatement schedule (a "Modified Abatement Schedule"), the applicant may be required to pay an additional fee (the "Modified Abatement Application Fee"). The amount of the Modified Abatement Application Fee will be determined by the Town in its sole discretion based upon all of the facts and circumstances (including the proposed Modified Abatement Schedule). Payment of the Modified Abatement Application Fee shall be made within 14 days of notification in writing by Whitestown to the Applicant of the amount of such Modified Abatement Application Fee.

All companies requesting real property tax abatement will be required to execute a Memorandum of Understanding with the Town prior to consideration of the tax abatement request, the form of which memorandum is included with this application.

Any requests for additional information or questions should be directed to the following:

Town of Whitestown Attn: Mr. Dax Norton, Town Manager 6210 Veterans Drive

Whitestown, Indiana 46075

Office: (317)732-4530 Mobile: (317)495-5864 Fax: (317)769-6871

E-Mail: dnorton@whitestown.in.gov

# Town of Whitestown, Indiana Real Property Tax Abatement Application Project Questionnaire

1. Name of the company for which personal property tax abatement is being requested: Browning/Duke LLC
2. State the name, title, address, telephone number and e-mail address of a company representative who may be contacted concerning this application:
Name and Title:Mark Hosfeld, Vice President, Industrial Leasing & Development
Address:600 E. 96th Street, Suite 100, Indianapolis, IN 46240
Telephone:317-808-6847
E-Mail Address:mark.hosfeld@dukerealty.com
3. State the name, title, address, telephone number and e-mail address of a company representative responsible for filing the required annual compliance forms (Form CF-1) which will be used by the Town to determine if your company is compliant with the terms of the abatement application, including Form SB-1, and whether the abatement will continue or be terminated (the contact should be made aware of the compliance form's importance).
Name and Title: Megan Basore, Senior Property Manager
Address:600 E. 96th Street, Suite 100, Indianapolis, IN 46240
Telephone:317-808-6815
E-Mail Address:megan.basore@dukerealty.com
4. Location of property for which personal property tax abatement is being sought:
a) Street Address: 4751 E 450 S, Whitestown, IN 46075
b) Tax Parcel Number(s):018-05460-01
Attach a legal description and area map of the proposed project location.
5. What is the amount of the most recent assessment attributable to (this information is available on the most recent property tax form) the real property at the project location:
\$14,100,00

of the	Has this project or tax abatement request been discussed with either the President of the Whitestown Redevelopment Commission, the Whitestown Town Manager or the President of the Whitestown Town Council? X Yes No					
	7. Does your company currently conduct manufacturing operations, research and development, distribution and/or information technology research at this location? If so, how long has your company been at this location?  No					
8.	Does your business have other operations in Indiana? If so, please list the on of the other operationsNo					
9.	What is the size of the facility to be improved or constructed?					
10.	On a separate page, briefly describe the nature of the business of your company.					
11. consti	On a separate page, briefly describe the proposed real estate improvements to be ructed by your company at the project location.					
12. State grante	statute requires applicants to delay construction until after abatement has been					
	Yes X_No					
13.	What is the anticipated date for construction to begin?TBD					
14.	What is the anticipated date for project completion? Approximately 9 months after construction commencement					
15. chang	If a facility is being improved, does the proposed improvement to the facility ge the function of the current facility? $_{\text{N/A}}$					
	YesNo					
a)	If yes, please describe the any new functions to be performed at the improved facility:					

b)		ted value of the real property improvement for which real ent is being requested?		
6. vhich	Complete the follow tax abatement is bein	ring profile of the Company that will occupy the property for g requested:		
a)		ull time permanent hourly employees by skill level (include rate excluding benefits and overtime)		
	Skilled	Average hourly wage rate for skilled positions		
	Semi-skilled	Average hourly wage rate for semi-skilled positions		
	Clerical	Average hourly wage rate for clerical positions		
	Salaried	Average salary (per hour) for salaried positions		
	TOTAL NUMBER N/A	OF EXISTING EMPLOYEES (permanent and full-time)		
b)	Number of current part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)			
	Skilled	Average hourly wage rate for skilled positions		
	Semi-skilled	Average hourly wage rate for semi-skilled positions		
	Clerical	Average hourly wage rate for clerical positions		
	TOTAL NUMBER OF EXISTING EMPLOYEES (part-time)  N/A			
c)	(e.g. benefits are va	of benefits for existing and new employees on a per hour basis lued at an additional \$3.00 per hour, etc.)enefits as the project is a spec building.		
d)		s for existing and new employees. penefits as the project is a spec building.		
	Oncertain as to the i	Serients as the project is a spec building.		
e)	Number of created average hourly wag	full-time permanent hourly employees by skill level (include e rate excluding benefits and overtime)		
	Skilled 15	Average hourly wage rate for skilled positions <u>\$20.00</u>		
	Semi-skilled	Average hourly wage rate for semi-skilled positions		

	Clerical	Average hourly wage rate for clerical positions			
	Salaried	Average salary (per hour) for salaried positions			
	TOTAL NUMBER C	OF NEW EMPLOYEES (permanent and full-time)			
f)	Number of created part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)				
	Skilled	Average hourly wage rate for skilled positions			
	Semi-skilled	Average hourly wage rate for semi-skilled positions			
	Clerical	Average hourly wage rate for clerical positions			
	Salaried	Average salary (per hour) for salaried positions			
	TOTAL NUMBER C	OF NEW EMPLOYEES (part-time)			
g)	What is the total dollar	ar amount to be spent on new salaries? \$780,000			
h)		when new employee positions are expected to be filled.  vee schedule as the project is a spec building.			

- 17. On a separate page, please give a detailed description of what the impact on your business will be if the proposed real property improvement is not constructed (e.g. loss of jobs, contract cancellations, loss of production, change in location, etc.).
- 18. What is the term of the tax abatement requested (maximum 10 years). 10 years.
- 19. Attach a schedule of the proposed tax abatement percentages in each year (note, if the proposed tax abatement schedule is other than a traditional tax abatement schedule the Town may impose additional fees for consideration).

Example (note this is a traditional 10 year abatement schedule)

	% of Assessed Value
Year	Exempt From Real Property Taxes
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%

8	20%	
9	10%	
10	5%	

Complete the following schedule concerning the proposed real property taxes to 20. be abated and include on a separate page the worksheets for calculating the figures provided below: I. Projected Current Conditions Without Abatement \$340.52 Current Annual Real Property Taxes: Α. Projected 10-Year Total: \$3,405.20 Projected Conditions With Abatement II. \$462,455 A. Projected 10-Year Real Property Taxes: \$345,168 Projected 10-Year Abatement: III. Projected Total (Assumes Abatement Granted) Total Amount Abated: Α. Total Taxes to be Paid: **Note:** Attach Worksheets Which approvals or permits will be required for the project? 21. (e) variance zoning change (a) annexation (f) special exception (b) X (g) building permit plat approval (c) development plan (h) other X(d)Will additional public infrastructure/facilities be required? If so, please explain in 22. detail costs/funding source and schedule for construction. It is anticipated that any additional public infrastructure required for this building will be funded by the Anson North TIF. For the proposed project, is the applicant requesting other incentives from the 23. Town (e.g., tax increment financing, economic development revenue bond financing)? If so, please explain. The property is located in a developer-guaranteed TIF district. Please describe any community involvement/contributions the applicant has 24.

provided in the past and/or expects to provide in the future.

Please see attached.

Will local suppliers and contractors be used in the construction/operation of the 25. proposed project? If so, please explain. Yes, numerous sub-contractors and labor from the local area. Has the applicant previously been approved for economic development incentives 26. from the Town (e.g., tax abatement, tax increment financing, economic development revenue bond financing)? If so, please explain and include information with respect to applicant's compliance with project representations made to the Town at the time the incentives were approved. Yes - Polymer Technology Systems, Building 20 (Facility Concepts), Building 7B (Brooks), and Building 15 (Daimler Trucks) among others have received Tax Abatement and are located in a developer-guaranteed TIF area. Is the applicant current on all of its payment obligations to the Town and the 27. County (e.g., property taxes, utility (gas, water, sewer, electric) fees (such as capacity monthly services charges), guaranties on any debt obligations, etc.)? Yes. Does the proposed project take advantage of any "green" technology to reduce 28. adverse environmental impact? If so, please explain. Yes - the project will follow new energy code and use sustainable materials. CHECKLIST OF ATTACHMENTS: Application Fee (\$2,000) Completed Memorandum of Understanding Completed Form SB-1/RP Legal Description of Project Site

Area Map of Project Site
Description of Business at Site
Description of Improvements to Site

Schedule of Annual Tax Abatement % Worksheets for Abatement Calculation

Description of Impact on Business if Improvements not Constructed

I hereby certify that the information and representations on and included with this application for Real Property Tax Abatement are true and complete.

I understand that if this request for property tax abatement is granted that I will be required to annually provide information to the Town with respect to compliance with the project description, job creation and retention figures (and associated salaries), investment, and other information contained in this application, including the Form SB-1/RP. I also acknowledge that failure to provide such information may result in a loss of tax abatement deductions.

	Signature of Owner or Authorized Representative
	Title
	Date
STATE OF	SS:
COUNTY OF	
the foregoing application for real	and acknowledged the execution of property tax abatement for the Town of Whitestown, have hereunto subscribed my name and affixed my
	, Notary Public
	Residing in County,
My commission expires:	

Town of Whitestown, Indiana

Real Property Tax Abatement Application Supplemental

AllPoints at Anson Buildings 6, 8B, 10, 11, 13 and 18

10. Browning/Duke is a joint venture between Browning Investments and Duke Realty. Both Browning and Duke are full-service real estate development firms headquartered in metro Indianapolis for over 40 years. Browning/Duke has developed twelve buildings in Whitestown over the past twelve years. These buildings provide employment for thousands of people in the pharmaceutical, manufacturing, and distribution industries. Four of these buildings serve as corporate headquarters.

# 11. The proposed real estate improvements are:

- Site 6 is an approximately 252,000 square foot building
- Site 8B is an approximately 461,700 square foot building
- Site 10 is an approximately 655,500 square foot building
- Site 11 is an approximately 598,500 square foot building
- Site 13 is an approximately 120,000 square foot building
- Site 18 is an approximately 75,000 square foot building

Each building will have car and truck parking areas. The façade of the buildings will be primarily precast concrete panels with glass at the office areas, per the Anson PUD. The office configuration and size will vary and be constructed to suit the occupants. Each site contains a paved multi-use trail that connects to the Whitestown Legacy Corridor and Big 4 Trail and public park system.

- 17. If abatement is not granted then the buildings will not be constructed and therefore no new jobs or assessed value will be generated.
- 24. Browning and Duke each financially support multiple nonprofit and civic organizations in Whitestown and Boone County including the Whitestown Fire Department, Whitestown Police Department, Boone County Economic Development Corporation, and Boone County Humane Society. In 2017 and 2018, Duke employees volunteered with Habitat for Humanity of Boone County on the construction of a home in the Whitestown.

# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)

State Form 51767 (R5 / 12-13)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

20		P	AY 20	<u></u>
FORM	SB-1	1	Real	Property

# PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

□ Residentially	distressed are	18 (IC 6-1.1-1	12.1~4.1)	

### **INSTRUCTIONS:**

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires
  information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be
  submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
   To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is
- 3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is malled to the property owner if it was malled after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real
  Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable.
  IC 6-1.1-12.1-5.1(b)
- 5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1 1-12 1-17

remains in effect.	IC 6-1.1-12.1-17						
SECTION 1		TAXPAYE	R INFORMATION				
Name of taxpayer							
Browning/Duke							
Address of taxpayer (nu	mber and street, city, state, an	d ZIP code)					
	Street, Indianapolis, IN	N 46240					
Name of contact person			Telaphone number		E-mail addres	•	
Megan Basore			( 317 ) 808-6	*****	megan.ba	asore@dukerealty.co	
SECTION 2		LOCATION AND DESCRI	PTION OF PROPOS	ED PROJECT			
Name of designating bo	•				Resolution nu	mber	
Town Council of	Whitestown						
Location of property			County	County		DLGF taxing district number	
4751 E 450 S, V	Vhitestown, IN 46075	Anson Site 18	Boone		06-018		
Description of real property	arty improvements, redevelopr v foot warehouse/distribu	ment, or rehabilitation (use addition ution/office facility with par	nai sheets ii necessary) kinn		1	Estimated start date (month, day, year)	
17- 10,000 340810	TOOL HOLDINGSONISHIS	and remot leading that par	·····3		06/01/20		
					Estimated completion date (month, day, year)		
					12/31/20	24 	
SECTION 3		E OF EMPLOYEES AND SAI	ARIES AS RESULT	OF PROPOSED PR		Salaries	
Current number	Saleries	Number retained	Salanes	15.00	urgonai	\$780,000.00	
						\$75U,UUU.UU	
SECTION 4		ESTIMATED TOTAL COST	AND VALUE OF YRO	TO 21 TO 10			
				REAL ESTATE I	<del></del>		
				OST	AS	14,100.00	
Current values					<del> </del>	2,812,500.00	
	lues of proposed project				<del>                                     </del>	2,012,500.00	
	y property being replaced ues upon completion of pro	- Innt			<del> </del>	2,826,600.00	
SECTION 5		STE CONVERTED AND OTH	ED REMEETS ORA	MISED BY THE TAY	) 9AVE 9	2,020,000.00	
3501010		JIL GOMALMILD AMD CIT		MISCO DE TIEL IAA	EALS-IN THE STATE	e your division and sold our research the party of	
Estimated solid wa	aste converted (pounds) _		Estimated haza	ardous waste convert	ed (pounds) _		
Other benefits							
SECTION 6		TAXPAYER	CERTIFICATION				
I hereby certify t	that the representations	in this statement are true.					
Signature of authorized	representative				Date signed (	month, day, yeer)	
$  \vee   /   /  $	WULL	رو			15/1	6119_	
Printed name of author	ized representative		Title				
Megan Basore			Seni	ior Property Mana	ager		

			FOR USE OF THE D	ESIGNATING B	Yac		
	nd that the applicant meets the IC 6-1.1-12.1, provides for the			oted or to be adop	oted by this body. Said	resolution, passed or to be passed	
A.	A. The designated area has been limited to a period of time not to exceed calendar years* (see below). The date this designation expires is						
B. The type of deduction that is allowed in the designated area is limited to:  1. Redevelopment or rehabilitation of real estate improvements Yes No  2. Residentially distressed areas Yes No							
C. The amount of the deduction applicable is limited to \$							
D	Other limitations or condition	ns (s <i>pecify</i> )					
Ε.	Number of years allowed:	Year 1 Year 6	Year 2 Year 7	Year 3 Year 8	Year 4 Year 9	Year 5 (* see below) Year 10	
F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?    Yes   No   If yes, attach a copy of the abatement schedule to this form.  If no, the designating body is required to establish an abatement schedule before the deduction can be determined.							
We h deter	ave also reviewed the information and that the totality of bene	ation contained in the	e statement of benefit stify the deduction de	s and find that the scribed above.	estimates and expecta	itions are reasonable and have	
Approved (signature and title of authorized member of designating body)			Telephone number		Date signed (month, day, year)		
				Name of designating body			
Attested by (signature and title of attester)  Printed name of attester							
* If th	e designating body limits the eyer is entitled to receive a de	time period during w duction to a number	which an area is an eco of years that is less ti	onomic revitalizat	lon area, that limitation of	does not limit the length of time a er IC 6-1,1-12.1-17.	
A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4-1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)  B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)							
Abat Sec.	on 4 or 4.5 of this chapter an  (1) The total (2) The numb  (3) The avera  (4) The infras  (b) This subsection applifor each deduction. An abatement sched	abatement schedule amount of the taxpay per of new full-time e age wage of the new structure requiremen les to a statement of llowed under this che patement schedule no fule approved for a p	based on the followinger's investment in rea quivalent jobs created employees compared to for the taxpayer's in benefits approved aff apter. An abatement a nay not exceed ten (1)	ng factors: al and personal pr f. d to the state mini avestment. ter June 30, 2013 schedule must sp 0) years. fore July 1, 2013,	operty. mum wage. . A designating body sh ecify the percentage an	nd that receives a deduction under hall establish an abatement schedule hount of the deduction for each year of he abatement schedule expires under	

# Otten, Dennis

From:

Jason Lawson < JLawson@whitestown.in.gov>

Sent:

Friday, May 17, 2019 10:53 AM

To:

Unger, Steve; Otten, Dennis

Subject:

FW: All Points Buildings - Briefing Doc & Map

**Attachments:** 

All Points at Anson Building - Council Brief - 05.15.19.pdf; All Points at Anson - Map.pdf

From: Molly Whitehead < mwhitehead@booneedc.org >

Sent: Friday, May 17, 2019 9:31 AM

To: Jason Lawson < JLawson@whitestown.in.gov>

Cc: Rachel Huser < rhuser@booneedc.org>

Subject: All Points Buildings - Briefing Doc & Map

Jason -

I am waiting on an edit from Duke on the last two buildings, so in the meantime, attached please find the Council briefing document plus an updated map of All Points which labels all of the buildings. I'll send the other information over ASAP, but let me know if you need anything else in the meantime.

Thanks, Molly

# Molly Whitehead

Executive Director

Boone County Economic Development Corporation 2030 Indianapolis Ave. Lebanon, IN 46052 317.719.5268















# **MEMO**

TO:

Boone County Commissioners

Boone County Redevelopment Commission

Whitestown Town Council

Whitestown Redevelopment Commission

FROM:

Molly Whitehead, Boone EDC

317-719-5268 / MWhitehead@BooneEDC.org

DATE:

May 15, 2019

RE:

All Points at Anson Buildings 6, 8B, 10, 11, 13 and 18- Incentive Request

Duke Realty/Browning Investments are considering the construction of six new spec buildings in Whitestown in All Points at Anson -Buildings 6, 8B, 10, 11, 13 and 18. Please see below for approximate square footage and location:

- Site 6 is an approximately 252,000 square foot building, located approximately at 4237-4251 Anson Boulevard in Whitestown
- Site 8B is an approximately 461,700 square foot building, located approximately at 4255 South 500 East and 4124 AllPoints Drive in Whitestown
- Site 10 is an approximately 655,500 square foot building, located at 4350 South 575 East in Whitestown
- Site 11 is an approximately 598,500 square foot building, located at 4502 South 575 East in Whitestown
- Site 13 is an approximately 120,000 square foot building, located at 5400 East 450 South in Whitestown
- Site 18 is an approximately 75,000 square foot building, located at 4751 East 450 South in Whitestown

Please note, the buildings' square footage are an estimated size.

Duke Realty/Browning Investments have requested incentives for your approval. The following reveals the estimated values of the proposed projects per building, based on 2018's real property rate of 2.49% payable in 2019.

- Site 6 estimates real property capital investment of approximately \$9,45 million
  - o Tax levy for the Town estimates approximately \$1.19 million
  - o Tax savings for the Company estimates approximately \$1.17 million
- Site 8B estimates real property capital investment of over \$17.31 million
  - o Tax levy for the Town estimates approximately \$2.18 million
  - o Tax savings for the Company estimates approximately \$2.14 million
- Site 10 estimates real property capital investment of over \$24.6 million
  - o Tax levy for the Town estimates approximately \$3.09 million
  - o Tax savings for the Company estimates approximately \$3.03 million
- Site 11 estimates real property capital investment of over \$22.4 million

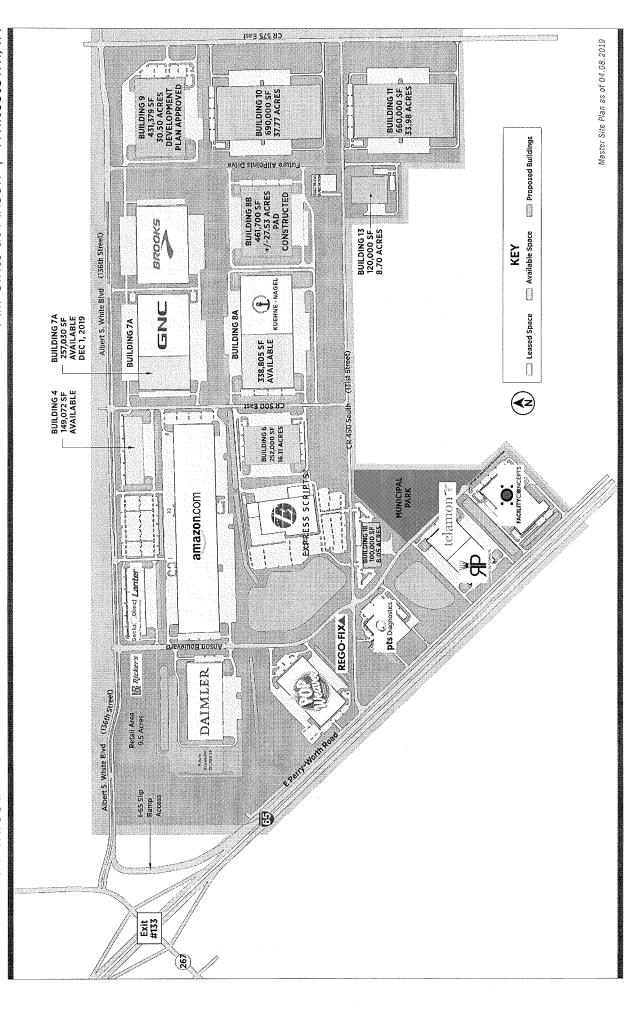
- o Tax levy for the Town estimates approximately \$2.83 million
- o Tax savings estimates approximately \$2.77 million
- Site 13 estimates real property capital investment of approximately \$4.5 million
  - o Tax levy for the Town estimates approximately \$566,000
  - o Tax savings for the Company estimates approximately \$555,000
- Site 18 estimates real property capital investment of over \$2.81 million
  - o Tax levy for the Town estimates approximately \$354,000
  - o Tax savings for the Company estimates approximately \$347,000

In total, the estimated real property capital investment equates to over \$81 million, so a traditional 10-year real property tax abatement has been requested. This would save Duke/Browning more than an estimated \$10 million cumulative over the course of the 10 years, and we would anticipate the real property levy of over \$10.2 million cumulative over this 10-year period.

# AAT ANSON

# **MASTER SITE PLAN**

AllPoints at Anson | Whitestown, IN





browninginvestments.com dukerealty.com allpointsindiana.com